

**Latest Revision: May 19, 2021**

**LINCOLN BUSINESS CENTER  
SPECIFIC PLAN 81-1**

**Adopted by  
CITY OF CORONA  
City Council Resolution 81-88  
September 2, 1981**

**Prepared for  
LINCOLN BUSINESS CENTER ASSOCIATES  
Irvine, California**

**Prepared by  
LEE & STROCK ARCHITECT  
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**AMENDMENTS TO LINCOLN BUSINESS CENTER SPECIFIC PLAN**

**SP -81-1**

<b>NUMBER</b>	<b>COUNCIL APPROVAL DATE</b>	<b>DESCRIPTION/APPLICANT</b>
SPA-84-04	April 3, 1985	Amendment to allow certain industrial uses and additional commercial uses in Block 01. Applicant: William & Associates
SPA-87-07	January 6, 1988	Amendment to sign standards. (Applicant: Acme-Wiley Corp.)
SPA-93-01	April 7, 1993	Amendment to Blocks 01, 02, and 03 to add interim churches as a permitted use.(Applicant: City of Corona)
SPA-01-001	February 21, 2001	Amendments to Blocks 01, 02, 03 to delete interim churches as a permitted use and to permit churches not exceeding an overall combined floor area of 10,000 square feet subject to a minor conditional use permit. (Applicant: City of Corona)
SPA-10-001	September 1, 2010	Comprehensive update to the permitted and conditionally permitted land use table for Blocks 1, 1-O, 2 and 3 (Applicant: City of Corona)
SPA-11-003	September 7, 2011	Amendment to the sign criteria to allow monument signs to be constructed up to a maximum height of six feet in the front yard setback. (Applicant: City of Corona)
SPA2020-0007	May 19, 2021	Amendment to Section 5.07 (Sign Requirements) to establish revised signage regulations for 218 N. Lincoln Avenue in the Block 1-Overlay designation. (Applicant: Jon Christopher Enterprises, Inc.)

0.00           **TITLE**  
**LINCOLN AVENUE SPECIFIC PLAN SP-81-1**

- 1.00           **SECTIONS**
- 2.00    Purpose and Relation to General Plan
  - 3.00    Definitions
  - 4.00    Permitted Uses
  - 5.00    Property Development Standards
  - 5.01    Lot Area
  - 5.02    Lot Dimensions
  - 5.03    Building Height
  - 5.04    Yards
  - 5.05    Landscaping
  - 5.06    Walls and Fences
  - 5.07    Signs
  - 5.08    Access
  - 5.09    Coverage
  - 5.10    Off Street Parking and Lighting
  - 5.11    Off Street Loading and Storage
  - 5.12    Materials
  - 6.00    Performance Standards
  - 7.00    Specific Plan Procedures
  - 8.00    Exhibits

Explanation notes describing specific items of deviation from current zoning standards are included within the text and separated by brackets [.....]

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## 2.00 PURPOSE

The purpose of Specific Plan 81-1 is to provide a guideline for the development and continued maintenance of the project site based upon the concepts of: Total site unity in both materials and basic forms, juxtaposition of compatible usages to avoid possible operations interference, and more efficient utilization of mutual areas for service parking and circulation support while maximizing the flow of open space and environmental continuity as opposed to isolated piece by piece development.

The site is divided into three (3) primary usage blocks. Block one and Block three have visibility isolation and larger lots which lend themselves to a mix of industrial and commercial uses. Block one, having frontage on Lincoln provides an opportunity for highway related uses on the street frontage lots. Block two, has supportive office and small scale commercial along with secondary street frontage. Block three's particular uses are still intended to support or augment the Block 1 commercial and office portion.

A portion of Block one is also designated as an overlay area. The intent of this overlay area is to designate those Lincoln Avenue frontage lots with restricted permitted uses. The uses permitted on these lots are identified in Section 4.01.11 thru 4.01.17.

Site circulation is planned with a minimum of perimeter access points to maintain a flow along the secondary perimeter streets and a maximum of interior access and inter—lot connections by way of the common parking and service areas.

Building and landscape materials are limited to help facilitate the flow of shared open space and site dimensions. Fine scale and detail focused in Block one and mass and utilitarian simplicity in Block three shall reflect the differences in use while maintaining similar forms and materials through the site.

The plant material matrix is intended as a guide identifying the different blocks while maintaining continuity in the flow of open spaces throughout the site.

Both the material vocabularies are intended to help unify the entire site as opposed to reinforcement of individual lot lines. Usage lists for each block are intended to suggest uses with similar service and area requirements; thus, service areas, alleys or parking areas can be consolidated to provide for: maximum open space, unity of Street exposure and a unified scale of the overall site.

Small usages can be combined into larger building units and parking, service, and pedestrian linkages can slide between buildings combining traditional sideyard areas.

Continuity is the governing theme and is intended to allow traditionally “left over spaces” to be incorporated with the total site efficiency with a net increase in shared common open areas.

This Specific Plan complies with Section 65451 of the General Government Code by inclusion or exclusion as detailed in the following paragraphs.

- A. The location of proposed usages and privately maintained open spaces is designated on the Specific Plan exhibit 8.01. The Specific Plan does not include residential, agricultural, educational, public or utility facilities within its boundary. All these excluded uses are existing in the surrounding community as indicated in the General Plan for the City of Corona. Specific height and setback limits, parking and circulation aspects not specifically identified in the Specific Text shall conform to the 1979 IJBC, the Corona Municipal Code and the State Pollution Control Guidelines, therefore, no additional restrictions or requirements are necessary as a part of this text to satisfy the requirements of Section 65451. Portions of the site abut the Federal Insurance Administration floor hazard boundary line. The approved regulations rough grading plan is in conformance with the Corona Flood Plan regulations and the proposed buildings are located to minimize potential flood problems, therefore, no additional restrictions or requirements are necessary as a part of this Specific Plan to satisfy the requirements of Section 65451.
- B. Existing streets have been improved per approved plans to City standards and Right-of-Ways along Lincoln expanded to conform to the General Plan. Proposed local streets are detailed both on approved improvement plans and the Specific Plan (Exhibit 8.01) and conform to the General Plan and Corona public works standards. Therefore, no additional standards or requirements are necessary as a part of this Specific Plan to satisfy the requirements of Sections 65451. Transportation is by Private vehicle, Dial-A-Ride Bus and pedestrian access and all improvements will conform to Standards by Corona Public Works or those included in the text, including side walks within all Right-of-Ways. Therefore, no additional standards are necessary as a part of this Specific Plan to satisfy the requirements of Section 65451.
- C. There are no permanent residence usages permitted within the Specific Plan area. The proposed condominium ownership and common maintained sites precludes the identification of specific lot sizes, beyond those described on the recorded tract map therefore, no additional requirements are necessary as part of this Specific Plan to satisfy the requirements of Section 65451.

All water and sewage facilities will be extended to each building site from existing capacity public utilities, with specific connections conforming to Corona Standards. Storm water drainage is surface flow to existing facilities off-site; therefore, no additional requirements are necessary as part of this Specific Plan to satisfy the requirements of Section 65451.
- D. The area of the Specific Plan is a vacant existing industrial site void of unique flora, fauna or historical significance and as such has received a negative declaration during tract map proceedings; therefore, no additional standards or requirements are necessary as a part of this Specific Plan to satisfy the requirements of Section 65451. The plan does incorporate the re-vegetation and maintenance of all areas not used for paving or building sites to stabilize the effects of wind and water erosion. These measures will conform to the existing Corona Municipal Standards and the UBC 1979; therefore, no additional standards are necessary as a part of this Specific Plan to satisfy the requirements of Section 65451.

- E. This Specific Plan site does not fall within designated open space areas. The owners association has provisions to maintain open space throughout the site; therefore, no additional standards or regulations are necessary as a part of this Specific Plan to satisfy the requirements of Section 65451.
- F. This Specific Plan is in conformance with the following goals and objectives, indicated by underlining in the following text, of the General Plan for the City of Corona;

This Specific Plan, by virtue of the fact that it is concerned with the revitalization of a vacant site within the General Plans development Area 1 fulfills the need to encourage development in proximity to existing public facilities. The site also fronts on one of the major freeway entry points and a secondary corridor to the airport and future development areas to the North. The area of the Specific Plan and its proposed unity along Lincoln Avenue accomplishes the development of a cohesive growth pattern extending outward from the developed sections of the City and in addition provides a beginning. To reinforce a system of city corridors, areas of interest, and entry points that serve to identify and distinguish Corona. And structures a procedure that complies with the General Plans objective to require developers within areas which impact the visual character of a scenic highway or corridor to address through structural design, site planning structural placement and landscape design, treatments which will enhance the corridor's image. The pivotal aspect of the site with respect to its boundary conditions contributed to the wide range of integrated permitted usages. The General Plans objective to actively promote development of the City's industrial base which meets industrial development standards maintained by the City, has been accommodated by providing for the smaller scale uses more compatible with the General Plans definition. The Light Industrial areas are located to provide sites for industrial activities including industrial parks, research, development, assembly, distribution, and related service uses. These areas will be developed in accordance with property development standards requiring regulated site coverage, quality landscaping, screening of open storage, setbacks, controlled signing, and high quality industrial structures. The freeway off-ramp complex enables the Specific Plan to accomplish General Plan objective to develop special areas for highway—related uses, while providing a logical transition into the city property.

The General Plan's objective to encourage the grouping of convenience and service facilities into integrated centers providing a full range of goods and services properly related to the neighborhoods served. Will both be facilitated by the development of proposed usages in the Specific Plan as they relate to Office Professional areas and Neighborhood Centers as defined in the General Plan. The Specific Plan Standards and the preparatory process has been instrumental in helping to establish a design review process with guidelines that provide a mechanism for evaluating development proposals in relation to General Plan recommendations. The intent of the Specific Plan is to encourage and promote flexibility and individuality in development while maintaining environmental quality and overall unity towards achieving the Goals and Objectives of the General Plan. The proposed street improvement plans to the Specific Plan are in accordance with the General Plan objective to require new developments to provide adequate Right-of-Way widths for future needs as well as current travel demands. The construction of the developer of Right-of-Way and off-site improvements as well as the establishment and maintenance of open space is consistent with the General Plan objective. To distribute cost of new public facilities and services to those generating the needs for additional municipal services. Therefore, since the Specific Plan is supportive and in constructive compliance with the applicable goals and objectives of the General Plan no additional measures are necessary to insure the execution of the General Plan.

### **3.00 DEFINITIONS**

Terms used in this text shall be defined by Chapter 17.04 Corona Municipal Code with exceptions noted below, sign definitions shall be per Section 17.74.020 Corona Municipal Code.

#### **3.01 DEFINITION CLARIFICATIONS:**

**3.01.1 NONAPPURTENANT** signs shall be limited to monument signs and pole signs per exhibits 8.07, 8.08.1, 8.08.2, 8.08.3.

#### **3.01.2 MONUMENT SIGN**

A freestanding no-appurtenant sign to identify the major entry point of the specific plan area, as described in exhibits 8.08.1, 8.08.2 and 8.08.3

**3.01.3** Space reserved for future definitions.

**4.01**

**PERMITTED USES**

The following uses shall be permitted within the areas designated Block 01, Block 01-Overlay, Block 02, and Block 03 on Exhibit 8.01 of section 8.00.

**Table 1 – 4.01**

<p><b>Use Categories:</b></p> <p><b>P</b> – Permitted</p> <p><b>CUP</b> – Permitted with a conditional use permit issued pursuant to CMC Ch. 17.92</p> <p><b>MCUP</b> – Permitted with a minor conditional use permit issued pursuant to CMC Ch. 17.98</p> <p><b>NP</b> – Not Permitted</p>
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<b>LAND USES</b>	<b>Block 01</b>	<b>Block 01-O</b>	<b>Block 02</b>	<b>Block 03</b>
<b>AUTOMOTIVE RELATED USES:</b>				
Automobile parts and supply stores	P	NP	P	P
Boat and marine equipment sales	P	NP	NP	P
Boat and marine repair	P	NP	NP	P
Boat assembly	P	NP	NP	P
<b>ENTERTAINMENT AND RECREATION USES:</b>				
Health or athletic club	P	P	NP	NP
Sports training/performance enhancement centers	P	P	P	NP
<b>HEALTH CARE SERVICES AND USES:</b>				
Counseling services	P	P	P	NP
Laboratories, medical and dental	P	P	P	P
Medical and dental offices	P	P	P	NP
<b>RETAIL AND SERVICE COMMERCIAL USES:</b>				
Apparel and clothes store	NP	P	P	NP
Appliance store	NP	P	P	NP
Auction house (no animals)	P	NP	P	P
Bank, savings and loan or other financial institution, excluding those with drive-thru ATMs	NP	P	P	NP
Barber/Beauty shops	NP	P	P	NP
Book or stationery store	NP	P	P	NP
Building materials, retail	P	NP	NP	P
Catering/Commercial kitchen	P	P	P	NP



<b>LAND USES</b>	<b>Block 01</b>	<b>Block 01-O</b>	<b>Block 02</b>	<b>Block 03</b>
Delicatessen or sandwich shop	NP	P	P	NP
Drugstore	NP	P	P	NP
Dry cleaner	NP	P	P	NP
Flower shop	NP	P	P	NP
Furniture store, home (new only)	NP	P	P	NP
Gift shop	NP	P	P	NP
Hardware and appliance store	P	P	P	NP
Hobby shop	NP	P	P	NP
Hotel or motel	P	P	NP	NP
Interior decorating	P	P	P	P
Jewelry store	NP	P	P	NP
Laundry, self-service	NP	NP	NP	NP
Locksmith	NP	P	P	NP
Office, professional services and business	P	P	P	NP
Office furniture, equipment and supplies store	P	P	P	NP
Paint store	P	P	P	NP
Photography and portrait studio	P	P	P	NP
Post office or postal annex store	P	P	P	NP
Printing, copying, blueprinting, and similar reproduction processes	P	P	P	P
Restaurant or coffee shop	CUP	CUP	CUP	NP
Shoe sales or repair	NP	P	P	NP
Specialty food store	NP	P	P	NP
Sporting goods store	NP	P	P	NP
Travel agency	P	P	P	NP
Tailor, dressmaker shop	NP	P	P	NP
<b>LIGHT INDUSTRIAL USES:</b>				
Antique restoration	P	P	P	P
Battery assembly	P	NP	NP	P
Bicycle assembly	P	P	P	P
Book binding	P	P	P	P
Bottling and bottle washing	P	NP	NP	P
Cabinet and carpenter shop	P	P	P	P

<b>LAND USES</b>	<b>Block 01</b>	<b>Block 01-O</b>	<b>Block 02</b>	<b>Block 03</b>
Catalog distribution, provided no retail sales or customers are on the premise	P	P	P	P
Clay products (kiln under 16 cubic feet)	NP	NP	NP	P
Cleaning and dyeing of materials	P	P	P	P
Communications equipment sales, engineering and repair, provided no retail to the general public is done on the premise	P	P	P	P
Construction equipment sales, repair and incidental retail sale of spare parts	NP	NP	NP	P
Cosmetics, manufacturing of	P	P	P	P
Die casting	P	P	P	P
Drafting instruments and goods, manufacturing and assembly of	P	P	P	P
Electronics, manufacturing of equipment, components and products	P	P	P	P
Electroplating	P	CUP	NP	P
Engineering store	NP	P	P	NP
Equipment and/or appliance rental and repair	P	P	P	P
Film processing center	P	P	P	P
Food processing	P	NP	NP	P
Furniture manufacturing	P	P	P	P
Instrumentation testing and repair, provided all operations are conducted indoors	P	P	P	P
Laundry, industrial	P	NP	NP	P
Machine shops, provided all operations are done indoors	P	NP	NP	P
Manufacturing, assembly, fabrication of goods from the following materials: Bone; Felt; Metals; Tobacco; Canvas; Fiber; Paper; Wood; Cellophane; Fur; Plastic; Yarn. Cloth; Glass; Rubber; Cork; Hair; Stones; Feathers; Leather; Textiles;	P	P	P	P

<b>LAND USES</b>	<b>Block 01</b>	<b>Block 01-O</b>	<b>Block 02</b>	<b>Block 03</b>
Manufacturing, assembly, fabrication of goods from the following materials: Acids; Fiberglass; Styrofoam.	P	NP	NP	P
Mattress manufacturing and renovating	P	NP	NP	P
Metal engraving	P	P	P	P
Metal galvanizing, painting, plating and powder coating	P	NP	NP	P
Musical instrument manufacturing	P	P	P	P
Optical, medical, dental goods, manufacturing or assembly of	P	P	P	P
Packaging business	P	P	P	P
Parking lot or multi-story parking structure	CUP	NP	NP	CUP
Perfumes, blending and bottling	P	NP	NP	P
Parcel delivery service	P	P	P	P
Pest control operators and services	P	NP	NP	P
Pharmaceutical processing	P	NP	NP	P
Plastic extrusion lamination molding	P	P	P	P
Publishing books, periodicals and newspaper	P	P	P	P
Research development and testing laboratories and facilities	P	P	P	P
Retail sale of products manufactured, assembled, fabricated or processed on the premises if the floor area used for such sales is less than 50% of the total floor area, provided off-street parking requirements for commercial uses shall be applied to the portion used for retail sales	P	P	P	MCUP
Rug cleaning plant	P	NP	NP	P
Scientific equipment assembly	P	P	P	P
Showroom design centers with limited retail sale of products associated with home improvement and decorating	P	P	P	P
Sign painting and manufacturing	P	P	P	P
Silk screens, including manufacturing and processing, and similar reproduction processes	P	P	P	P
Toiletries, manufacturing and processing of	P	P	P	P
Toy manufacturing and/or assembly	P	P	P	P

<b>LAND USES</b>	<b>Block 01</b>	<b>Block 01-O</b>	<b>Block 02</b>	<b>Block 03</b>
Upholstering	P	P	P	P
Warehouse and distribution	P	P	P	P
<b>PUBLIC AND QUASI-PUBLIC USES:</b>				
College, business or private school (no riding academies)	P	P	P	NP
Churches, not exceeding an overall combined floor area of 10,000 square feet	MCUP	MCUP	MCUP	MCUP
Exhibit halls, clubs and lodges	CUP	NP	NP	NP
Studio (art, music, dance, gymnastic, martial arts and other uses similar in nature), subject to the parking requirements for trade schools	P	P	P	NP
Trade schools	P	P	P	P
<b>MISCELLANEOUS USES:</b>				
Residential	NP	NP	NP	NP

## 5.0

### **PROPERTY DEVELOPMENT STANDARDS**

The property development standards set forth in Section 5.01 through 5.12 shall apply to all land and buildings located within the Lincoln Avenue Specific Plan SP-81-1.

Sections:

- 5.01 LOT AREA
- 5.02 LOT DIMENSIONS
- 5.03 BUILDING HEIGHT
- 5.04 REQUIRED YARDS AND SETBACKS
- 5.05 LANDSCAPING
- 5.06 WALLS AND FENCES
- 5.07 SIGNS
- 5.08 ACCESS
- 5.09 COVERAGE
- 5.10 OFF STREET PARKING
- 5.11 OFF STREET LOADING AND STORAGE
- 5.12 ALLOWED MATERIALS

### 5.01

#### **LOT AREA**

There are not lot area requirements.

### 5.02

#### **LOT DIMENSIONS**

There are not lot dimension requirements.

### 5.03

#### **BUILDING HEIGHT**

- A. No building or structure, except as specified in paragraph B, shall exceed three (3) stories or forty (40) feet in height above adjacent grade, excluding screened mechanical penthouse.
- B. A motel may be four (4) stories or forty feet in height above the adjacent grade, excluding screen mechanical penthouse.
- C. Mechanical penthouse for all heating, air conditioning and other roof mounted equipment shall be screened from view by building parapets or opaque screens. Parapets or opaque screens shall not exceed six (6) feet for a one (1) story or ten (10) feet for a taller structure in height above the roof level. The parapets or screens used to enclose this roof equipment shall be set back from the face of the building perimeter a distance equal to their height above the roof.
- D. No roof structures or any space above the height limit shall be allowed for the purpose of providing additional floor space. (Floor to floor heights reduced in typical motel construction, resulting in an additional floor within standard height limit.)

## 5.04

### REQUIRED YARDS AND SETBACKS

- A. Yards shall be measured perpendicular to the property line.
- B. Yard Provisions shall apply to both main and accessory structures.
- C. No required yard or other open space around an existing building or any building hereafter erected shall be considered as providing a yard or other open space for any other building on an adjoining lot or building site.
- D. Front Yard Setbacks:
  - [Deviated from standard 25 foot front yard: Flood plain aspect of Pomona and Lincoln required building pads to be substantially higher than Lincoln, lot efficiencies and building access to Lincoln supported internal circulation, and proposed permitted usages were changed from M-1 to C-1, C-2, C-P type usages more compatible with current high density residential].
  - [Moving the buildings to the rear provides screening for service areas, reduces impact along Lincoln and provides for a gentle transition].
  - [Parking to be allowed in front yard area conditional to the installation of 21' high modulating berms to soften the cars, elimination of the standard 3'-0" block wall requirement, and continuance of parkway and front yard landscape to provide a total of 25'-0" along Lincoln].
  1. Pomona Road, Lincoln Avenue and Railroad Twenty (20) foot minimum distance to buildings except that building supported cantilevered roofs and sunscreens may project four (4) feet into the setback area. Ten (10) foot minimum distance to parking twelve (12) feet if curb is used as a wheel stop.
  2. Corner lots shall maintain a minimum front yard setbacks on both street frontages.
  3. Bradford Circle and Ott Street  
Fifteen (15) foot minimum distance to building, except that building supported cantilevered roofs and sunscreens may project four (4) feet into the setback area. Ten (10) foot minimum distance to parking, Twelve (12) foot if curb is used as a wheelstop.
  4. See Exhibits 8.02 and 8.03 for Graphic Definition.
- E. Sideyard Setback
  1. The aggregate setback of both sideyards shall total twenty (20) feet, in any combination. [from Corona Code to maintain open space in the case of a zero side yard on one side].
  2. The minimum sideyard adjacent to residential areas shall be ten (10) feet.

3. Street sideyards shall be a minimum of 20 feet for Pomona Road, Lincoln Avenue and Railroad Street, and 15 feet for Bradford Circle and Ott Street.
- F. Exterior Uses
1. All activities except loading and storage shall be confined within a building or buildings.
  2. Storage shall be located in an area visually screened from adjacent property and street in Block Three.
- G. Front Yard Improvements
1. Improvement finish surface shall not exceed a line projecting back 1/4" per foot from top of curb.
  2. Grading shall undulating with the maximum grade not to exceed 2'-6" above adjacent street elevations. [berm in lieu of 3'-0" block wall - height limit to facilitate police surveillance of front yards from patrol car].
  3. The sidewalk may meander subject to Public Works Director approval. [variation to soften the length of sidewalk along Lincoln, thus helping to integrate right of way and front yard landscape].

## **5.05 LANDSCAPE REQUIREMENTS**

### **5.05.01 PURPOSE**

To provide a unified landscape environment of long lived varieties that are similar in character and scale to the parkway design and the scale of the intended usages as outlined in Section 4.00 of this specific text.

### **5.05.02 LANDSCAPE AREA**

The landscape area of any site shall include walks, plazas, water elements (ponds, fountains) and all other areas not devoted to building footprints and vehicular parking and drive surfaces. In calculating area of required landscaping any off-site landscaping such as landscaped medians or parkways in street right-of-ways shall not be included. All unpaved areas not utilized for parking and storage, shall be landscaped utilizing ground cover and/or shrub and tree material.

### **5.05.03 UNDEVELOPED AREAS**

Undeveloped areas proposed for future development or expansion shall be maintained in a weed free condition.

### **5.05.04 PLANT PALLET**

Plant material for specific sites shall conform to the Master Street Tree and Landscape Zone Map Exhibit 8.09.1 to provide continuity and overall site unity.

### **5.05.05 SLOPED BANKS**

All sloped banks shall be stabilized, planted and irrigated by an automatic watering system.

### **5.05.06 SPECIAL LANDSCAPE STREETS**

The Right-of-way and landscaped portion of the front yards along Lincoln Avenue, Pomona Street, Railroad Street, Ott Street and Bradford Circle, shall be landscaped as a single design entity. [promote unified 'corridor' vocabulary along Lincoln and facilitate screening of parking.

- A. Front yards shall be an integrated part of the Right-of-Way as shown on Exhibits 8.02 and 8.03.
- B. Sidewalks, contours and planting shall be specifically designed to soften the impact of parked automobiles and business.
- C. All streets shall have public sidewalks installed within the Right-of-Way per Exhibits 8.02, 8.03 and 8.04.

### **5.05.07 IRRIGATION**

All landscaped area shall be irrigated by an automatic watering system.

### **5.05.08 PARKING AREAS**

Parking lot plantings shall equal 6% of the gross parking area, car overhang areas excluded from the area counted toward landscaping, and meet the following: [requirement to reduce impact of parking areas and support transition of front yard and side yard planted areas to the building areas.

- A. One (1) 24" box tree per 8 cars.
- B. Planting areas to be separated from automobiles by six (6) inch curb.
- C. Minimum area width to be four (4) feet.
- D. Required planting to be distributed 50% within the parking area and 50% at the perimeter.

### **5.05.09 MAINTENANCE**

All landscaping shall be maintained by the Lincoln Business Center Owners Association. [provide uniform maintenance and support open space areas-specifically all front yards and area at North corner of Ott and Railroads.

## **5.06 WALLS AND FENCES**

### **5.06.01 PURPOSE**

The purpose and intent of this chapter is to regulate the height and locations of walls, fences and hedges, and use of corner cut off areas.

### **5.06.02 SWIMMING POOL ENCLOSURES**

Swimming pools shall be entirely enclosed by buildings, fences or walls which are not less than five feet in at any point, measured immediately adjacent to any such building, fence or wall on the side of such building, fence or wall opposite the swimming pool. A fence or wall enclosing a proposed or existing swimming pool shall not exceed six feet in height, measured from the highest ground elevation immediately adjacent on either side of said fence or wail. Said fence or



wall shall have self-latching gates or doors not less than five feet in height, and each such gate or door shall have latches not less than four feet above the ground level. All fencing and walls must be in place and approved by the building inspector before water shall be allowed in a pool.

#### **5.06.03 CORNER CUT-OFF AREAS - VISIBILITY REGULATIONS**

The following regulations shall apply to all intersections of streets, and private driveways in order to provide adequate visibility for vehicular traffic.

- A. There shall be no parking permitted or vertical obstructions constructed within corner cut-off areas except as provided in this chapter.
- B. These regulations shall apply to all intersections of streets, alleys, private driveways and any combination thereof in order to provide adequate visibility for vehicular traffic.

#### **5.06.04 CORNER CUT-OFF AREAS-EXCEPTIONS**

- A. Light poles, sign supports, roof overhangs, plant materials or other similar structures may be permitted within the corner cut-off area subject to the approval of the Planning Director and Director of Public Works:  
Provided, however, that:
  - 1. Only one structure or obstruction may be permitted in the corner cut-off area. Such structure or obstruction shall not have a horizontal dimension greater than twelve inches between the elevation of three feet and ten feet above the adjacent street or driveway pavement.
  - 2. The corner cut-off area shall be for pedestrian use or landscaped and maintained subject to the approval of the Planning Director.
- B. Structures or plant material may be located within the corner cut-off area if no part of said structure or plant material exceeds two feet in height above the adjacent street, driveway or alley pavement.
- C. Overhangs of structures into the corner cut-off may be permitted in accordance with subsection A of Section 17.64.030 Corona Municipal Code.

#### **5.06.05 CORNER CUT-OFF AREAS – LOCATION OF END POINTS**

End points for corner cut-off lines shall be the following distances from the corner as measured from the extensions of the Property Lines.

#### **5.06.06 REQUIRED ENCLOSURES**

The following areas shall be enclosed by masonry or textured concrete screen, 72 inches in height to provide visual and physical protection to the surrounding streets and properties.

- A. Trash collection areas.
- B. Outdoor storage, permitted in Block Three.

#### **5.06.07 ALLOWED MATERIALS SEE SECTION 5.12.04 AND 5.12.05.**

## 5.07

### SIGNING REQUIREMENTS

All signage within SP-81-1 shall conform to Chapter 17.74 of the Corona Municipal Code (CMC) with the following additional restrictions. (Reduced signage options to promote and control the business center character.)

- A. Animated, simulated motion or surface painted signs are not permitted.
- B. Five permanent monument signs to identify the Lincoln Business Center may be constructed per Exhibit 8.01 and not exceed 130 square feet for each sign. (Use driver related directions along entry points on the perimeter secondary streets - the size and location of enterprise signs are for a slower social street or internal site identification.)
- C. One additional permanent monument sign may be constructed per Exhibit 8.10 and placed per Exhibit 8.11 for Lots 2 and 3. (SPA 87-7) Monument signs, except for structures described in CMC Section 17.70.040(B), shall be located outside corner cut-off areas set forth in CMC Section 17.70.050 and shall not exceed a height of 6 feet. (SPA11-003).
- D. One additional permanent monument sign may be constructed per Exhibit 8.12 and placed per Exhibit 8.13 for Lot 1. (SPA 87-7). Monument signs, except for structures described in CMC Section 17.70.040(B), shall be located outside corner cut-off areas set forth in CMC Section 17.70.050 and shall not exceed a height of 6 feet. (SPA11-003).
- E. One additional monument sign, which can allow up to six tenants spaces, may be constructed per Exhibit 8.15 and placed per Exhibit 8.16 for Lot 4. (SPA 20-0007). Monument signs, except for structures described in CMC Section 17.70.040(B), shall be located outside corner cut-off areas set forth in CMC Section 17.70.050 and shall not exceed a height of 6 feet.
- F. One triple faced pole sign shall only be permitted within the area defined by lots 1, 2, 3 subject to the following:
  - 1. Sign height to be 50'0" maximum
  - 2. Sign area to be limited to 150 square feet maximum each face.
  - 3. Wording to be limited to:
    - a. Lincoln Business Center
    - b. Principle name and logo of businesses on lots. Two and three internally illuminated.
- G. Enterprise sign limitations shall be limited by the following chart and block limitations as per Exhibit 8.01 Specific Plan 81-1. (Related to architectural style and scale)

- H. Temporary signs, promotional signs, pennants, and banners shall be in accordance with CMC Section 17.74.110.
- I. Enterprise sign limitations shall be limited for Lot 1 by the criteria found in Exhibit 8.14. (SPA 87-7)

<b>Block</b>	<b>Maximum Area of Enterprise Identification Sign</b>	<b>Maximum Height of Enterprise Sign</b>	<b>Illumination of Parcel Identification Sign and Enterprise Identification Sign</b>
<b>01</b>	<b>32 sq. ft. or 1 sq. ft. per linear ft. of building frontage: maximum 200 sq. ft.</b>	<b>Neither the enterprise identification nor any portion there-of shall extend above the lowest point of the top of the building or structure of which it is an integral part of to which it is attached.</b>	<b>No restrictions.</b>
<b>02</b>	<b>32 sq. ft. or 1 sq. ft. per linear ft. of building frontage: maximum 150 sq. ft.</b>	<b>Neither the enterprise identification nor any portion there-of shall extend above the lowest point of the top of the building or structure of which it is an integral part of to which it is attached.</b>	<b>Indirect or diffused.</b>
<b>03</b>	<b>80 sq. ft. or 1 sq. ft. per linear ft. of building frontage: maximum 150 sq. ft.</b>	<b>Neither the enterprise identification nor any portion there-of shall extend above the lowest point of the top of the building or structure of which it is attached.</b>	<b>Indirect or diffused.</b>

**Exhibits 8.05 and 8.06-Typical building elevations for sign location envelope.**

**5.08 ACCESS**

A. Each building or lot shall have permanent access to the street on which the building or lot abuts, either as a physical part of the lot or as a part of an irrevocable ingress-egress easement recorded with the County.

**5.09 COVERAGE**

Maximum building coverage of fifty (50) percent per any one lot is allowed. Parking structures shall not be included as building area.

**5.10 PARKING REQUIREMENTS**

**5.10.01** Purpose to provide adequate off-street parking to accommodate all parking needs for the Lincoln Business Center specific plan and eliminate the needs for any on street parking.

**5.10.02** All parking shall conform to Chapter 17.76 Corona Municipal Code with the following exceptions:

**5.10.02.1** Handicapped spaces shall conform to chapter 10.28 Corona Municipal Code. (12' x 20')

**5.10.02.2** When parking is provided on other than the site of the use served as Agreement and dedication of Parking will be approved by the Planning Director and recorded with the County.

**5.10.02.3 RACQUETBALL, HEALTH AND ATHLETIC CLUBS**

Specific parking requirements shall be based upon functions and occupancies within these uses. Parking shall be in conformance to a demonstrated formula agreeable to the Planning Director. In the event that such facilities are converted to other uses parking requirements for the new uses shall be subject to the applicable standards in this section.

**5.10.02.4** Parking shall be permitted no closer than 10 feet to the property line in the front yard when landscaped berm is provided per sections in Exhibits 8.02 and 8.03 [for front yard configuration sees 5.04].

**5.10.03 PARKING DESIGN STANDARDS -REPRODUCED FOR REFERENCE**

- A. Parking Space Dimension. The minimum size of required parking spaces shall be: a width of nine feet and a length of twenty feet for standard vehicles, a width of eight and one half and a length of seventeen feet for compact vehicles.
- B. Parking Layout. The design standards set forth in this section shall apply to all off-street parking areas.
- C. Forward travel to and from parking facilities from a dedicated street or alley is required for all uses. The parking area shall be adequate to facilitate the turning of vehicle to permit forward travel upon entering a street. The provisions of Chapter 17.76 shall apply.

1. Parking areas with 25 or more spaces may have up to forty percent of such spaces designated for compact vehicles.
2. Parking areas on a lot by lot basis with 24 or fewer spaces may have up to twenty-five percent of such spaces designated for compact vehicles. All such spaces shall be clearly marked.
3. Parking Space Ratios. (Section 17.44.130 of the Corona Municipal Code)

Angle of Parking	Stall	Width	Stall	Design	Driveway	Driveway
	Regular	Compact	Regular	Compact	One-way	Two-way
0°	10'	9'-6"	24'	21'	12'	24'
30°	9'	8'-6"	19'	16'	12'	24'
45°	9'	8'-6"	20'6"	17'6"	12'	24'
60°	9'	8'-6"	23'	20'	18'	25'
90°	9'	8'-6"	20'	17'	25'	25'

**5.10.04 PARKING IMPROVEMENT STANDARDS**

- A. All parking areas shall be improved and maintained in accordance with the standards of the public works department as to:
  1. Grading and drainage details
  2. Surfacing with cement or suitable asphaltic material.
  3. Parking stalls layout and markings
  4. Protective pipes at driveway entrances
  5. Curbs, barriers and wheel stops and
  6. Marked-off directional signs
  7. 6" PCC Curbs around all landscaped areas
- B. All outdoor lighting within parking areas shall be designed and arranged with the approval of the city engineer to restrict to a minimum the effects of stray light on adjacent property and city streets. Subsequent to any installation of such lighting and prior to the city's issuance of an occupancy permit for the property. The city engineer and police chief shall inspect the lighting system for compliance with the approval of the city engineer at a time of installation, and shall be subject to his occasional inspection to insure continued compliance therewith.
- C. Where the parking areas of Lot 23, including driveways bound directly on a residential zone, a solid masonry wall six feet in height shall be installed on the zone boundary line, said wall to be reduced to three feet in height or eliminated within the front yard area of the abutting residential zone and a 10 foot wide landscaped border shall be provided.
- D. See landscape Section 5.05.07 for landscape requirements relative to parking.
- E. ALLEY ACCESS: [restriction to enforce and maintain emergency access on internal circulation drives which can be used for deliveries].

Alley to indicate side loading zones on both sides and a central lane 12'-0" wide and painted with 3' wide white stripes, 18" on a center on a 45° angle to the center line.

## **5.11 OFFSET LOADING AND STORAGE**

- A. Off-street Loading Requirements At the time of the erection or change of use of any main building or part thereof for manufacturing, storage, warehousing, foods display and market, hotel, laundry, dry cleaning or other uses similarly involving the receipt and distribution by vehicles of materials and merchandise, if said main building has a gross floor area of more than twenty-five hundred square feet, but less than fifteen thousand square feet, there shall be provided and maintained at least one loading space of not less than twelve feet in width, twenty-five feet in length and fourteen feet overhead height, with adequate ingress and egress from a public street or alley. No loading dock shall be closer than twenty- five feet to any public street.
- B. Trash Pickup Area
1. An enclosed trash pickup area of not less than eight (8) by eight (8) shall be located in the side or rear yard of each building or combined areas that total not less than the required 64 square feet minimum inside.
  2. The enclosure shall be an opaque wall 72 inches in height, constructed in compliance with Corona City Standards.
- C. Storage Areas in Block 03
1. All outdoor storage areas shall be visually screened from access streets; freeways and adjacent property.
  2. The enclosure shall be an opaque wall or screen 72 inches in height, constructed in compliance with Corona City Standards.

## **5.12 MATERIALS**

### **5.12.01 BUILDING**

Building materials shall be limited to the following:

1. Painted or textured concrete
2. Brick masonry
3. Wood
4. Glass systems (excluding reflective glass)
5. Stucco
6. Other quality materials that complement the aesthetic appearance of structures as approved by the Community Development Department.

### **5.12.03 ROOF**

All roof surfaces projecting above parapet lines shall be surfaced with tile or standing seam metal.

**5.12.03****PENTHOUSE**

Opaque metal or non-flammable structure consistent with the building and painted to match color and hue of major building material. See Section 5.03 for height limitations.

**5.12.04****TRASH ENCLOSURES / SCREEN WALLS AND FENCES**

Trash and storage enclosures and loading screen walls

- A. Walls located in side and/or rear yards or visible from the street shall be similar to material used in major elements of the building.
- B. All trash enclosure gates shall be constructed of opaque metal.

**5.12.05**

**GARDEN PLANTERS** [limit and location restricted to facilitate crime prevention].

All walls located in the front yard shall be brick masonry or textured concrete to an 18" maximum height above finish floor, and conform to section 5.06.



**6.00 PERFORMANCE STANDARDS**

**6.01** Compliance with Section 17.84 Corona Municipal Code required, for all sites within SP-81-1.

**7.00 SPECIFIC PLAN PROCEDURES**

**7.01.0 AMENDMENT**

Amendment procedure shall conform to Section 65507 California State Government Code.

**7.01.1 SCHEMATIC PROCEDURE** (Reference Government. Code of California Sections 65450-65553)

- A. Draft submission to planning staff
- B. Staff review and recommendations
- C. Planning Commission Public Hearing
- D. Planning Commission Approval/Denial
- E. City Council Public Hearing or Appeal
- F. City Council adoption by resolution or denial

**7.01.2 REVIEW PROCEDURE - CORONA**

Amendment and review procedures shall conform to Chapter 17.102 Corona Municipal Code.

**7.01.3 ADMINISTRATION AND ENFORCEMENT**

Administrative and enforcement shall comply with Chapter 17.108 Corona Municipal Code.

## **8.00 EXHIBITS**

**8.01** Specific Plan Zone Map

**8.02** Typical Cross Section - Lincoln and Railroad St.

**8.03** Typical Cross Section - Pomona, Ott and Bradford St.

**8.04** Typical Sidewalk Standards

**8.05** Typical Building Elevations and Sign Envelope

**8.06** Typical Building Elevations and Sign Envelope

**8.07** Pole Sign Standard

**8.08.1** Monument Sign - Lincoln/ Bradford Circle

**8.08.2** Monument Sign - Lincoln/Railroad St.

**8.08.3** Monument Sign - Pomona Avenue

**8.09.1** Landscape Zone Map

**8.09.2** Landscape Material Matrix 1

**8.09.3** Landscape Material Matrix 2

**8.09.4** Landscape Material Matrix 3

**8.10** through **8.14** added with SPA 87-07.

**8.15** Monument Sign – Lincoln Avenue, south of Bradford Street (Lot 4) added with SPA 2020-0007.

**8.16** Location of Monument Sign for Lot 4



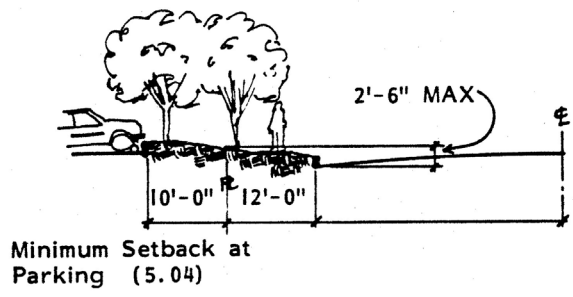
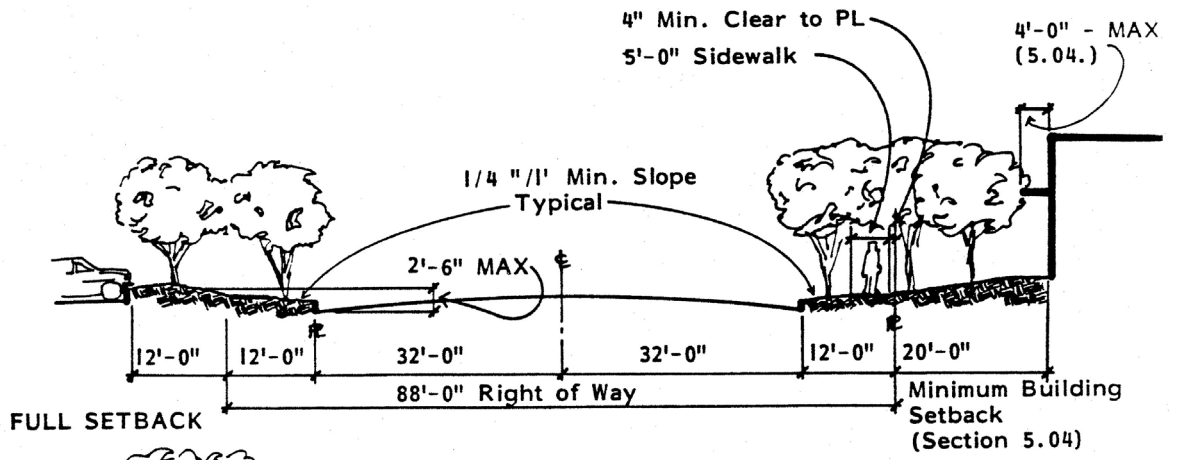
City of Corona  
 81-1 Lincoln Business Center  
 Specific Plan

LAND USE PLAN

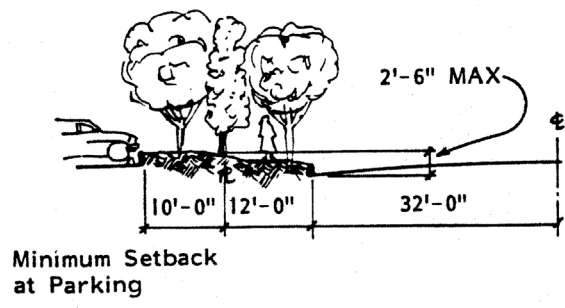
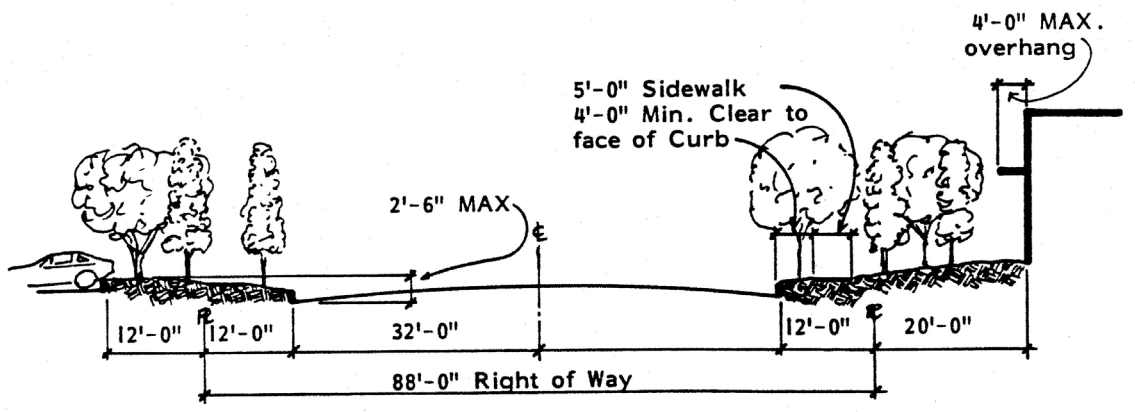


- BL1 Block1
- BL1-0 Block1 Overlay
- BL2 Block2
- BL3 Block3
- OS Open Space

This map is intended for general information and planning purposes. The City of Corona is not responsible for any errors or omissions.

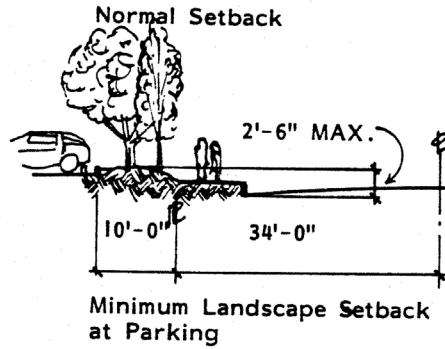
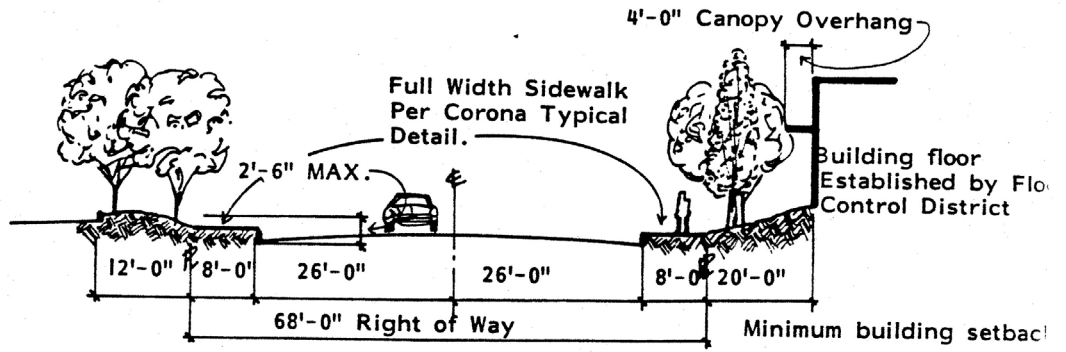


**LINCOLN 88'-0"**

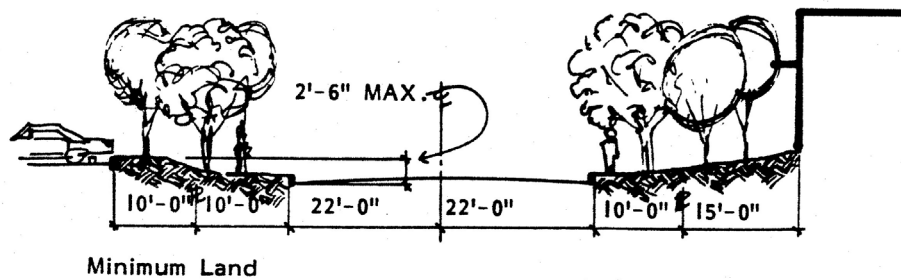
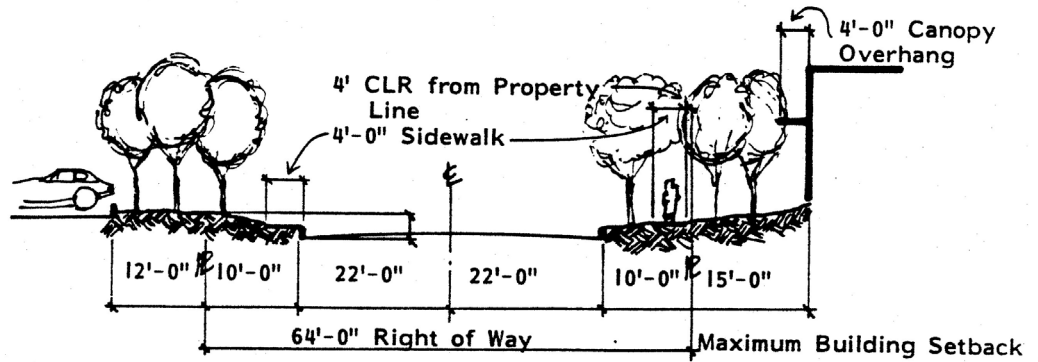


**RAILROAD 88'-0"**

**TYPICAL PARKWAY SECTIONS  
EXHIBIT 8.02**

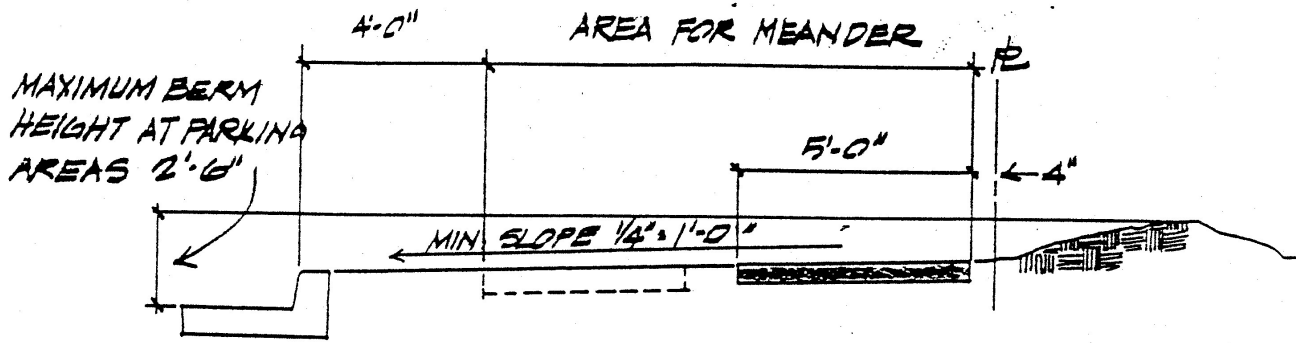


**POMONA 68'-0"**

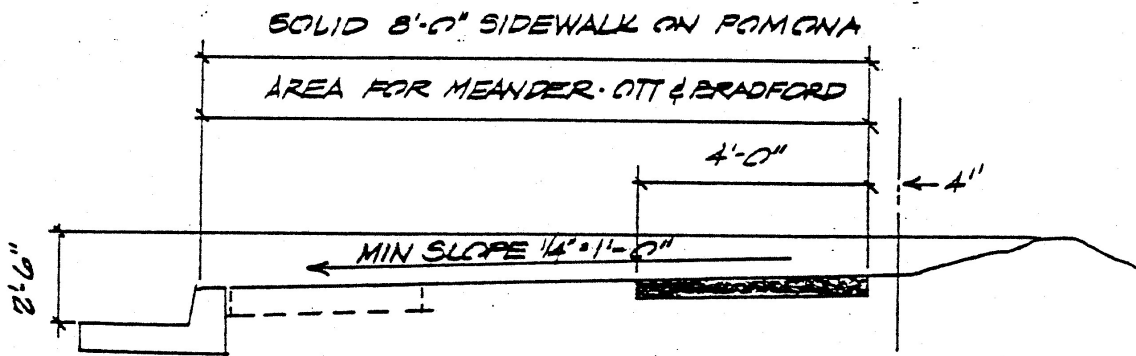


**OTT & BRADFORD 64'-0"**

**TYPICAL PARKWAY SECTIONS  
EXHIBIT 8.03**

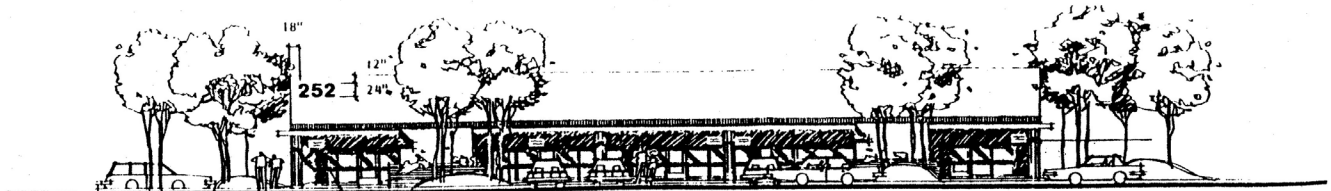


TYPICAL SIDEWALK SECTION NTS  
LINCOLN AVENUE & RAILROAD STREET



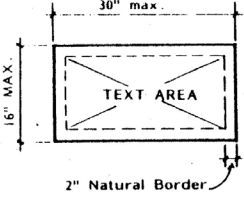
TYPICAL SIDEWALK SECTION NTS  
POMONA ROAD, OTT STREET & BRADFORD CIRCLE

NOTE: ALL RIGHT-OF-WAYS TO HAVE PUBLIC SIDEWALKS CONSTRUCTED PER PUBLIC WORKS STANDARDS, SEPARATE PERMIT REQUIRED FOR ALL WORK LOCATED WITHIN THE RIGHT OF WAY.

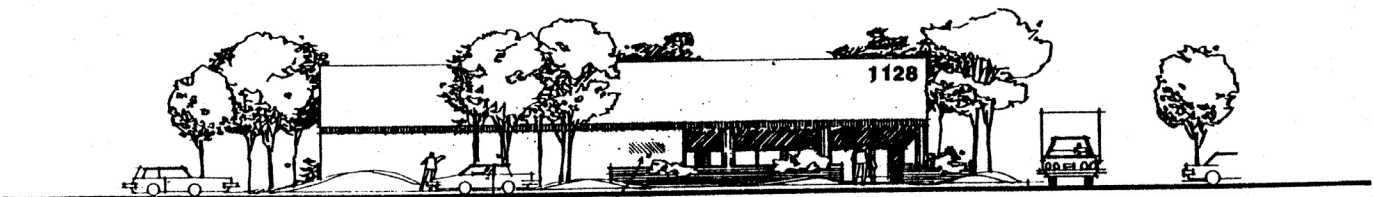


**BLDG. 6**

Typical Multi Tenant sign - hung from trees natural stained wood sandblasted with raised letters Name/Logo and Address.

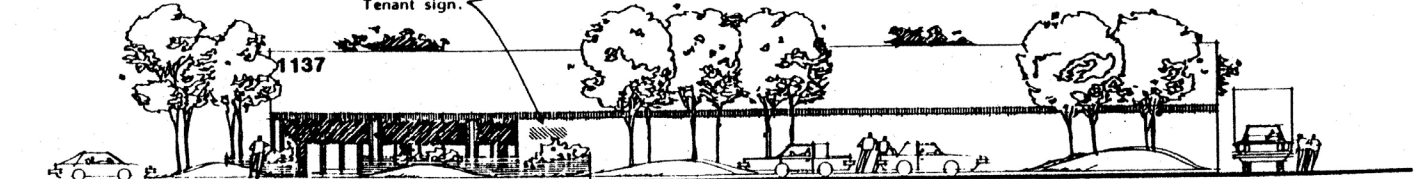


**BLDG. 7**



**BLDG. 15**

Typical single Tenant sign.

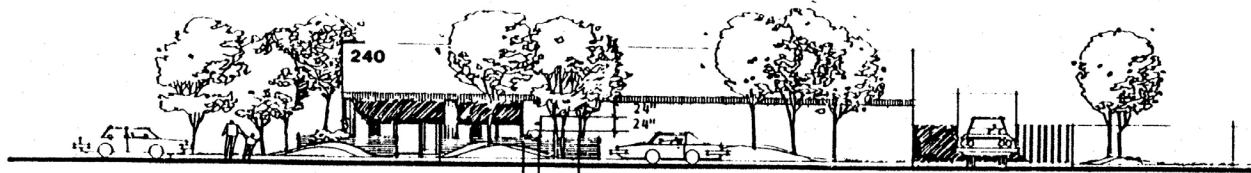


**BLDG. 18**

Exhibit 8.05

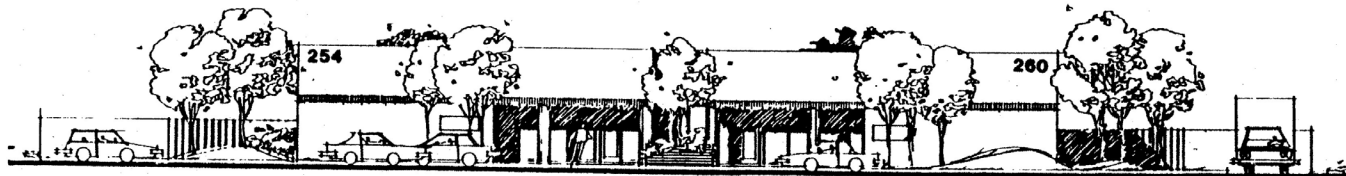
TYPICAL FRONT ELEVATION & SIGN ENVELOPE



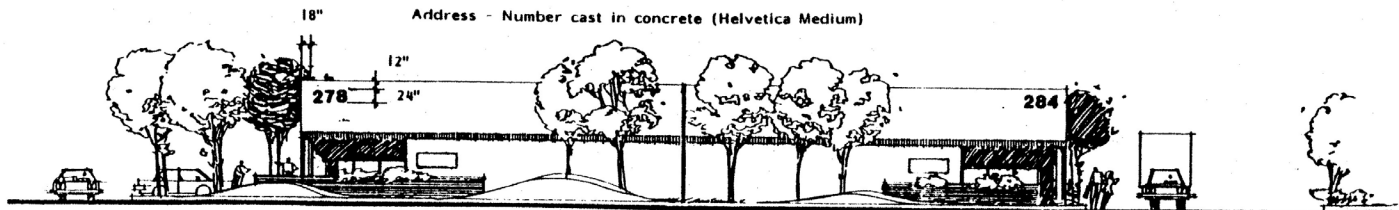


**BLDG. 19**

24" 72"  
 Typical single tenant sign attached to wall  
 natural stained wood sandblasted with raised  
 smooth name/logo.



**BLDG. 20 & 21**



**BLDG. 22 & 23**

Exhibit 8.06

TYPICAL FRONT ELEVATION & SIGN ENVELOPE

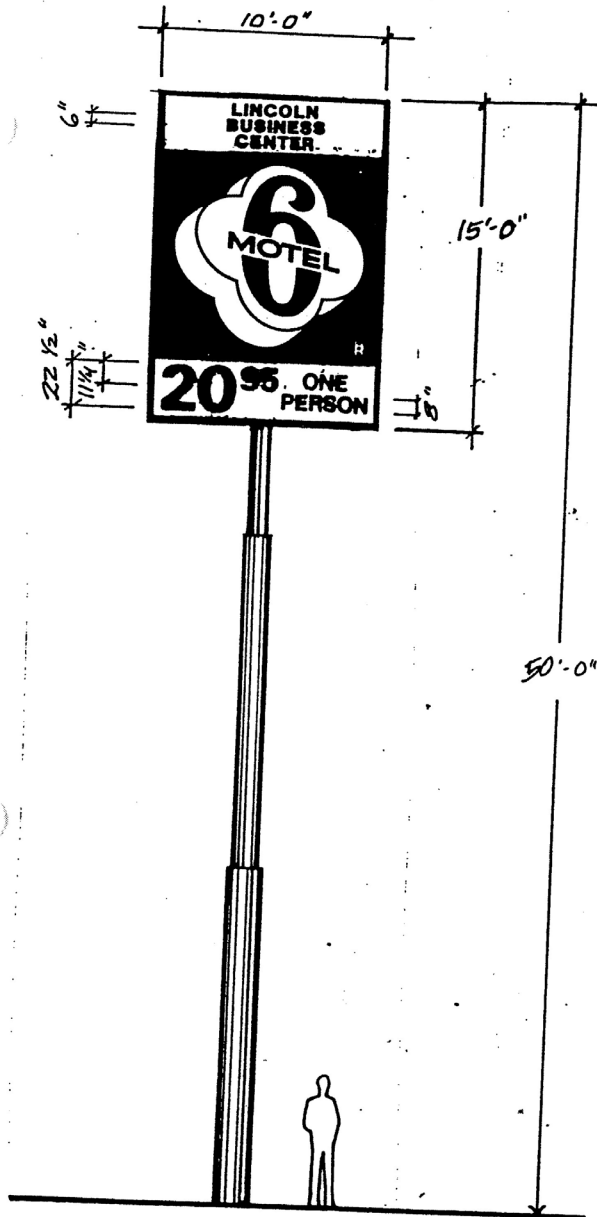


EXHIBIT 8.07 - POLE SIGN

Text limited to primary usages on Lots 2 and 3.

Single pole sign to be located within the boundaries of Lots 2 and 3.

**D/F INT. ILLUM. POLE SIGN**

SCALE: 3/16" = 1'-0"

**FACES:**

FLEXIBLE VINYL WITH THE FOLLOWING COLORS; PRICE, "ONE PERSON" AND "MOTEL" COPY ARE PMS-541 BLUE. "6" IS PMS-186 RED. BACKGROUND OF "MOTEL 6" COPY & BACKGROUND OF PRICE ARE WHITE. DROP-SHADOW OF LOGO IS PMS-557 GREEN. REMAINING BACKGROUND & OUTLINE OF LOGO ARE PMS-541 BLUE.

**CABINET:**

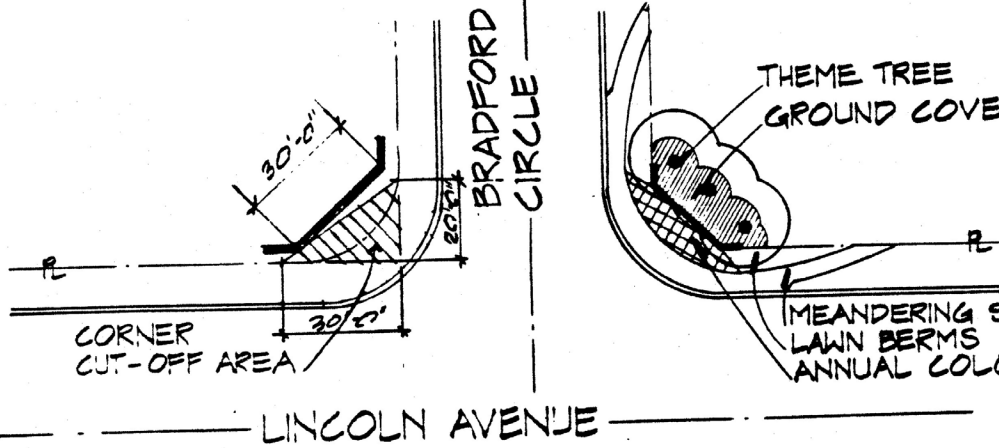
.063 ALUMINUM PAINTED PMS-541 BLUE WITH BLUE RETAINERS. ILLUMINATED BY H/D FLUORESCENT LAMPS.

**STRUCTURE:**

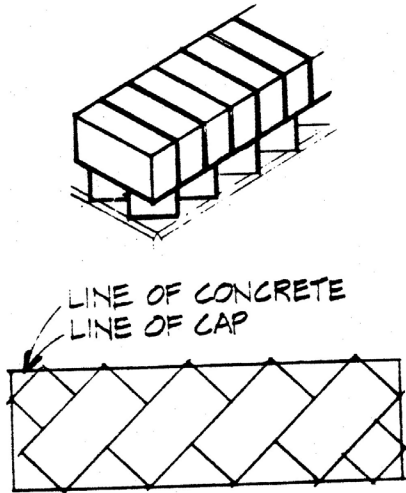
POLE SIZES TO BE DETERMINED BY ENGINEER. PAINT POLE MATHEWS DARK BRONZE.

\*NOTE: "LINCOLN BUSINESS CENTER" LETTERING IS DARK BROWN ON WHITE BACKGROUND. PRICE NUMBERS ARE UNIVERSE 75.

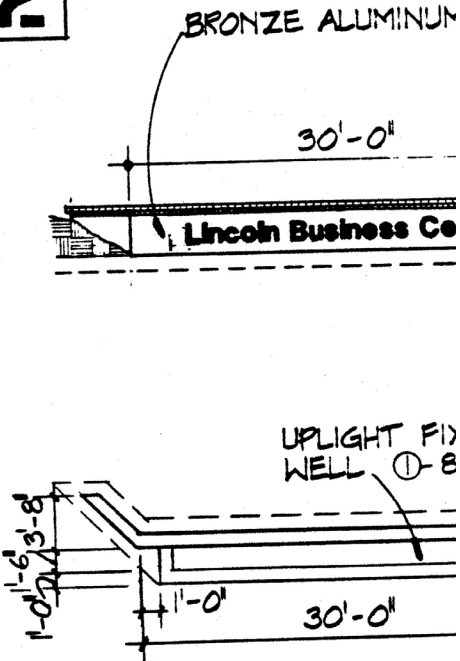
1



3



2

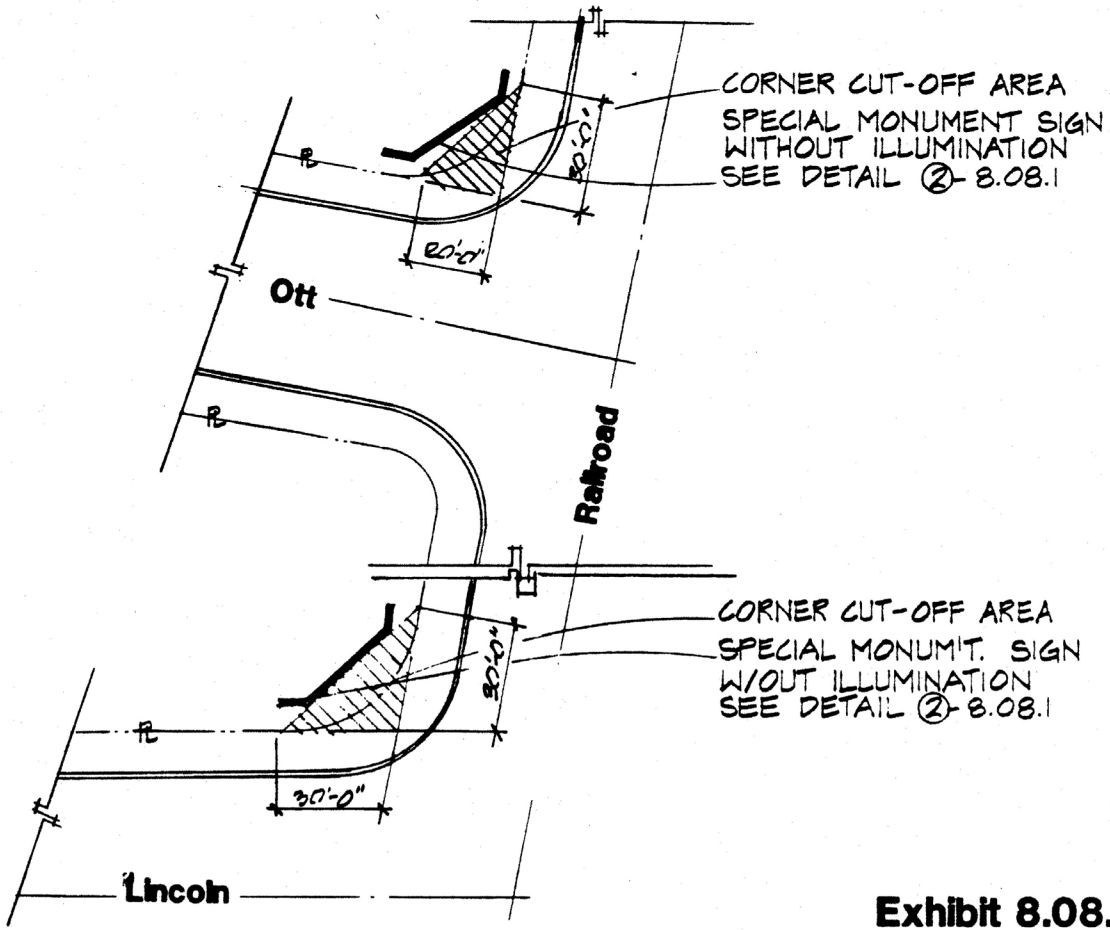


### Monument Sign

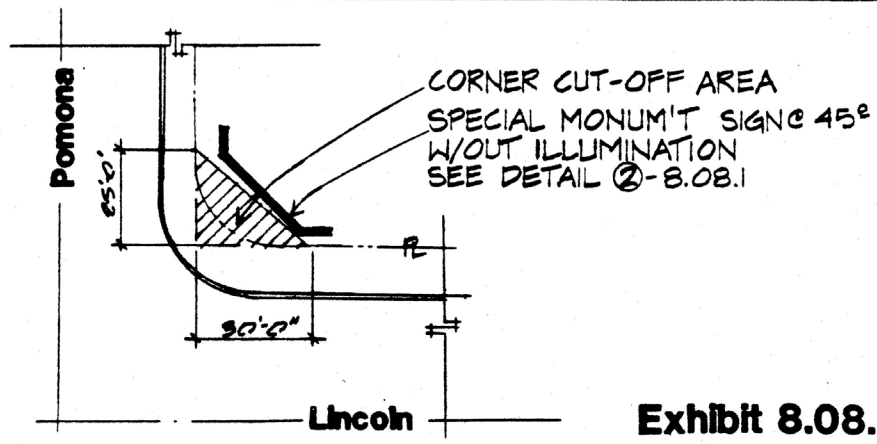
Lincoln • Bradford Circle


# Lee & Strock Architects

4220 Von Karman Av  
Newport Beach  
California 92660  
714-955-1150



**Exhibit 8.08.2**






**Exhibit 8.08.3**





	<p><b>Lee &amp; Strock Architects</b></p> <p>4220 Von Karman Avenue Newport Beach California 92660 714-955-1150</p>	

Street

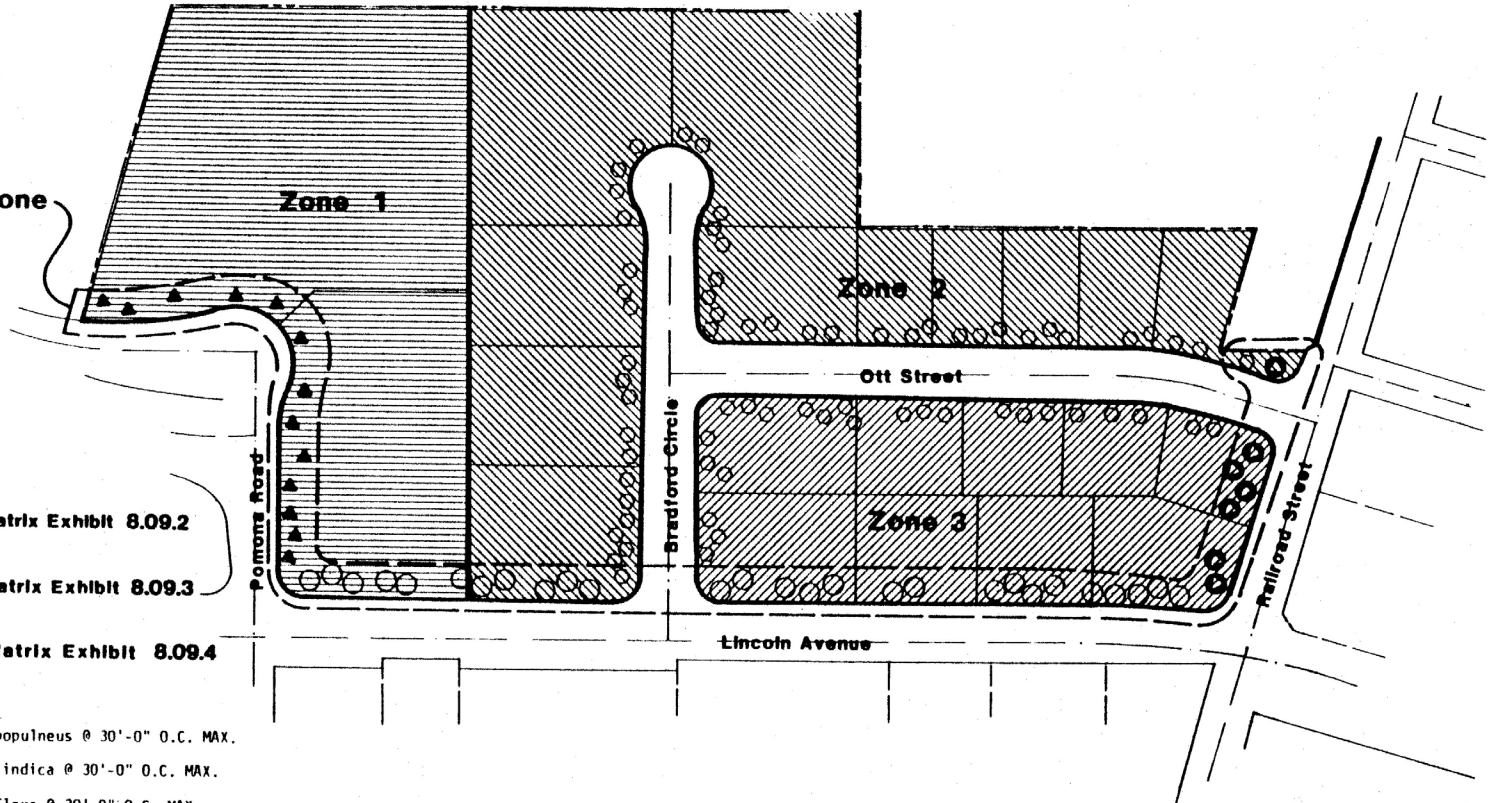
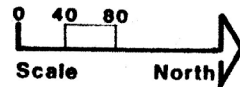
Landscape Zone

**Legend**

-  Zone 1 - Matrix Exhibit 8.09.2
-  Zone 2 - Matrix Exhibit 8.09.3
-  Zone 3 - Matrix Exhibit 8.09.4

-  *Brachychiton populneus* @ 30'-0" O.C. MAX.
-  *Lagerstroemia indica* @ 30'-0" O.C. MAX.
-  *Geijera parviflora* @ 30'-0" O.C. MAX.
-  *Liquidambar styraciflua* @ 30'-0" O.C. MAX.

ALL LANDSCAPED AREAS OF THE SPECIFIC PLAN  
WILL BE MAINTAINED BY AN ASSOCIATION  
CONTRACTOR IN PERPETUITY



Lincoln Avenue

**Master Landscape Zone Plan - SP-81-1**

**Exhibit 8.09.1**

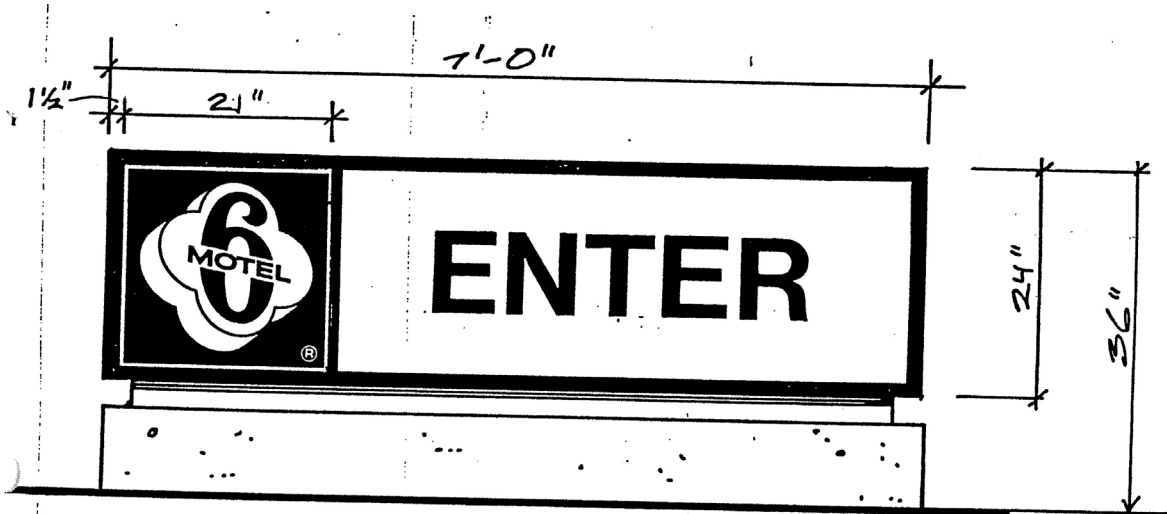


ZONE 2 MATERIALS		TREES						SHRUBS					GROUND COVER					HARDSCAPE				
		SPECIFIC USES	THEME	PRIMARY STREET	SECONDARY STREET	PARKING LOT	PRIMARY ACCENT	PERIMETER	PROPERTY LINE	SCREEN	MASS	ACCENT	ADJACENT TO BUILDING	NARROW PLANTER	PRIMARY	ACCENT	SMALL AREA	NURSE CROP	BERRNS	ENTRY WALKS	SECONDARY WALKS	OPAQUE WALLS
TREES	FICUS RUBIGINOSA rustyleaf fig		☺																			
	LAGERSTROEMIA INDICA crape surtle		⊙																			
	GEIJERA PARVIFLORA Australian willow		⊙																			
	CUPANIOPSIS ANACARDIOIDES CARROT wood				■	■																
	GLEDDITSIA T SHADE HASTEP. Honey locust				■	■																
	PODOCARPUS CRACILIOR fern pine						■															
	PINUS CANARIENSIS Canary Island pine							■														
	RHUS LANCEA African sumac																					
	EUCALYPTUS NICHOLII willow-leaved-peppermint																					
SHRUBS	TALL	DODONAEA VISCOSA hopseed bush							■													
		NERIUM OLEANDER Oleander								■												
	MEDIUM	FATSIA JAPONICA Japanese aralia										■	■									
		EUONYMUS JAPONICA evergreen euonymus									■											
	LOW	HAKEA SUAVEOLENS sweet hakea									■											
		CARISSA SPECIES natal plum											■	■								
		DIETES VEGETA fortnight Lily										■	■									
PITTOSPORUM SPECIES										■												
GROUND COVER	ASPARAGUS SPRENGER sprenger asparagus															■						
	BACCHARIS PILULARIS coyote brush														■							
	GAZANIA SPECIES															■						
	POTENTILLA VERNA spring cinquefoil																■					
	ROSMARINUS OFFICINALIS rosemary																■					
	CISSUS SPECIES																					
	DISTICTIS BUCCINATORIA																					
	LONICERA SPECIES																					
	PARTHENOCISSUS TRICOSPIDATA																					
	Brick pavers to match masonry.																				■	
Exposed Aggregate Concrete																					■	

Exhibit 8.09.3







S/F INTERNALLY ILLUMINATED MONUMENT SIGN

FACE:

CLEAR LEXAN SECOND SURFACE PAINTED. "ENTER" IS  
 PMS-541, BLUE. DIVIDER BETWEEN PANELS IS SHEET METAL PAINTED  
 PMS-541, BLUE.  
 CABINET:

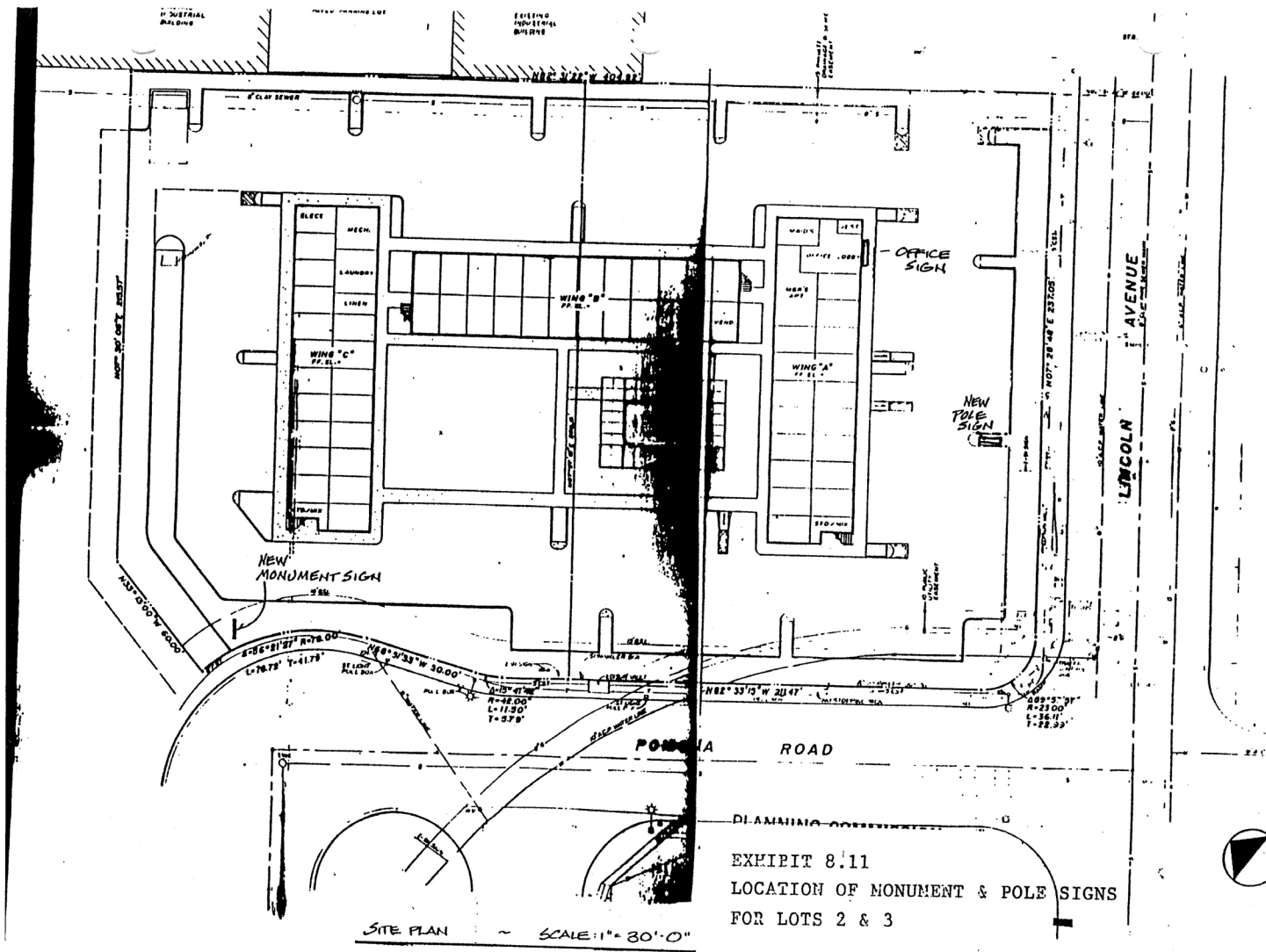
.063 ALUMINUM PRECOATED PMS-541 BLUE.  
 INTERNALLY ILLUM. BY 4/0 FLUORESCENT LAMPS.  
 FILLER IS .063 ALUM. PRECOATED PMS-541 BLUE.

BASE:

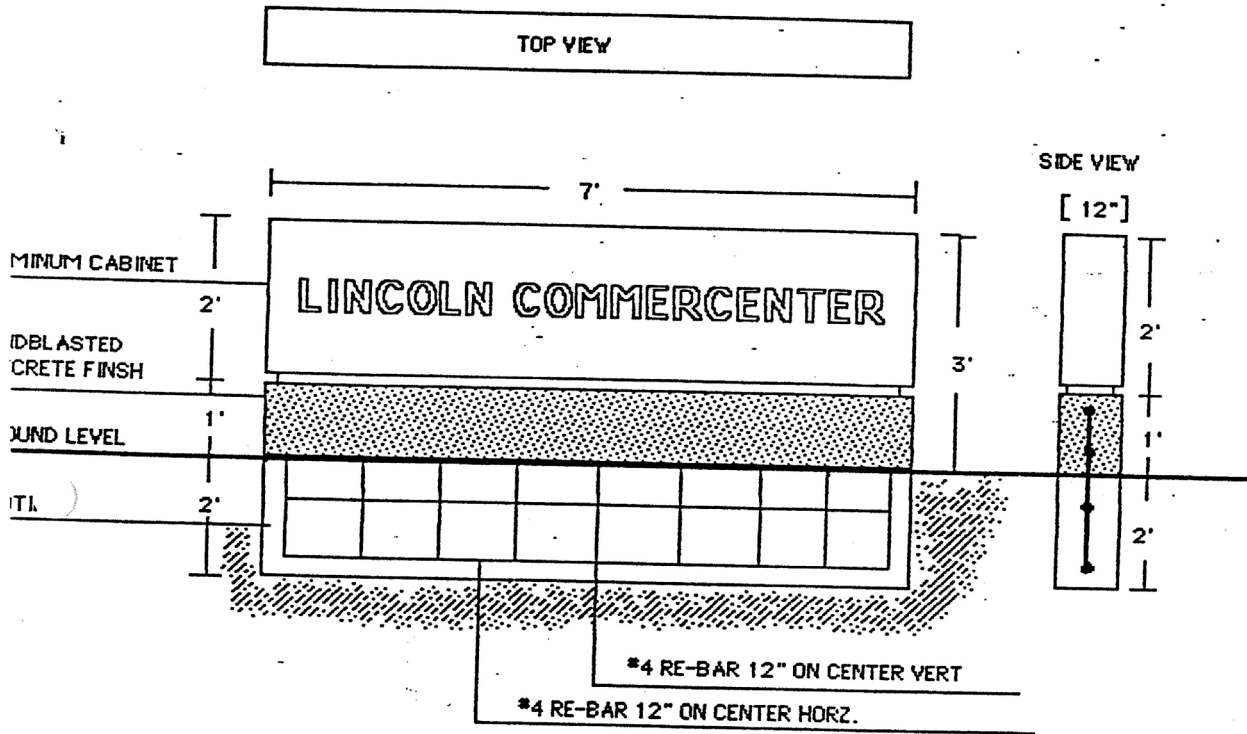
CONCRETE

EXHIBIT 8.10

MONUMENT SIGN FOR LOTS 2 & 3

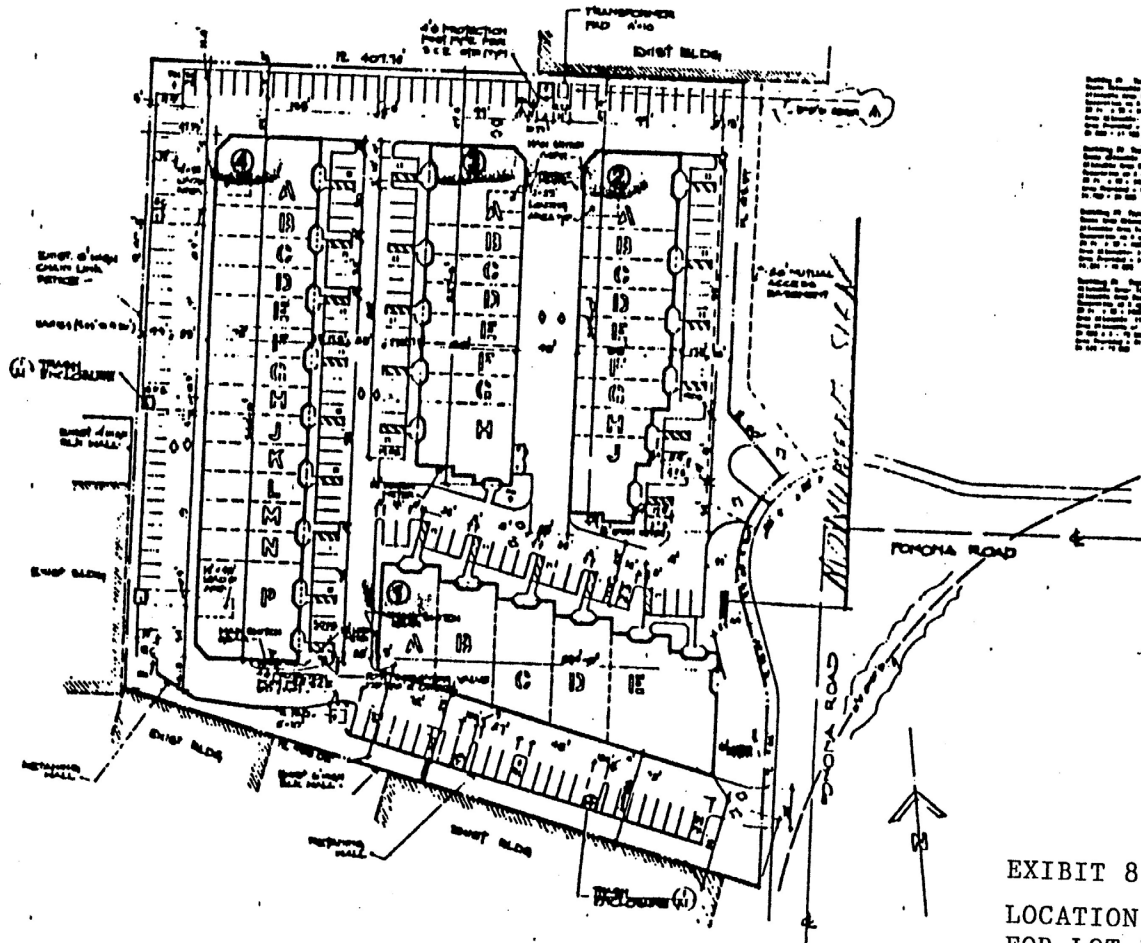


**MONUMENT SIGN**



**ALUMINUM MONUMENT SIGN**  
**CONCRETE BASE SANDBLASTED FINSH**  
**LETTERING; VINYL CUT COLOR (WHITE)**  
**CAN COLOR; MAROON PAINT**  
**CONCRETE COLOR; NATURAL 3/4 ROCK**  
**CONCRETE 2000 PSI AT 22 DAYS**

EXHIBIT 8.12  
 MONUMENT SIGN FOR LOT 1



1. ...  
 2. ...  
 3. ...  
 4. ...  
 5. ...  
 6. ...  
 7. ...  
 8. ...  
 9. ...  
 10. ...  
 11. ...  
 12. ...  
 13. ...  
 14. ...  
 15. ...  
 16. ...  
 17. ...  
 18. ...  
 19. ...  
 20. ...  
 21. ...  
 22. ...  
 23. ...  
 24. ...  
 25. ...  
 26. ...  
 27. ...  
 28. ...  
 29. ...  
 30. ...  
 31. ...  
 32. ...  
 33. ...  
 34. ...  
 35. ...  
 36. ...  
 37. ...  
 38. ...  
 39. ...  
 40. ...

EXHIBIT 8.13  
 LOCATION OF MONUMENT SIGN  
 FOR LOT 1.

SITE PLAN

A2

**Lincoln Commercenter**

(SIGN CRITERIA)

(exhibit F)

**PURPOSE AND INTENT**

The purpose of this planned sign program is to provide the means for adequate identification of the project and major tenants by regulating and controlling the design, location and maintenance of all signs within Lincoln Commercenter.

The intent of this program is to establish specific standards for all exterior signage that will ensure continuity, consistency, and harmony with the master-planned architectural quality of the center.

**GENERAL REQUIREMENTS**

1. Each tenant shall submit to the owner for written approval, three (3) copies of the detailed shop drawings for his proposed sign, indicating conformance with the sign criteria herein outlined.

2. The tenant shall pay for all signs, their installation, Permits, labor, materials and maintenance.

3 For City Approval: The tenants (sign company) shall obtain all necessary permits through the City of Corona before construction of any sign. You must have the approval of the owner, and the City of Corona before construction and installation.

4. COMPLIANCE REQUIRED No person shall erect, reerect, construct enlarge, alter, move, improve, convert or equip any sign structure, or cause or permit the same to be done contrary to or in violation of any of the provisions of this planned sign program. No Banner, Painted Wall Signs, 3 Dimensional, Lighted or Illuminated signs of any kind will be permitted. Conformance will be strictly enforced by owner and the City of Corona. All such nonconforming or unapproved sign (s) must be brought into conformance at the expense of the persons responsible for the installation of said sign (s).

5. MAXIMUM SIGN AREA : The maximum area of the sign shall be determined by the following. The maximum size of each sign is 12" inches by 60" inches. The maximum sign area is 10" inches by 44" inches. No more than two lines of copy will be permitted.

DESIGN REQUIREMENTS : All exterior signs will be Aluminum Panel Signs suspended under overhang.

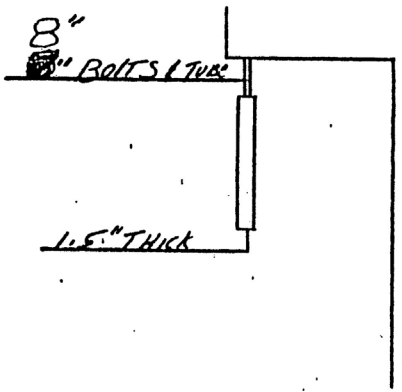
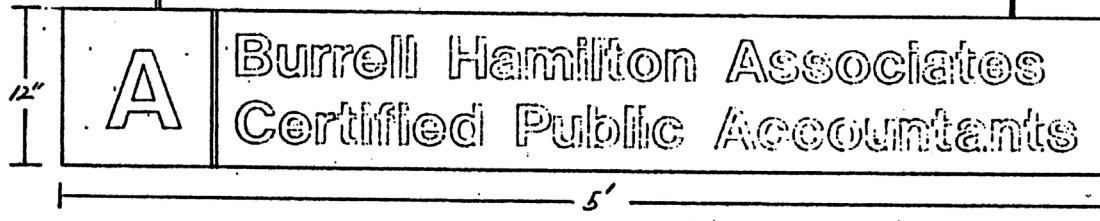
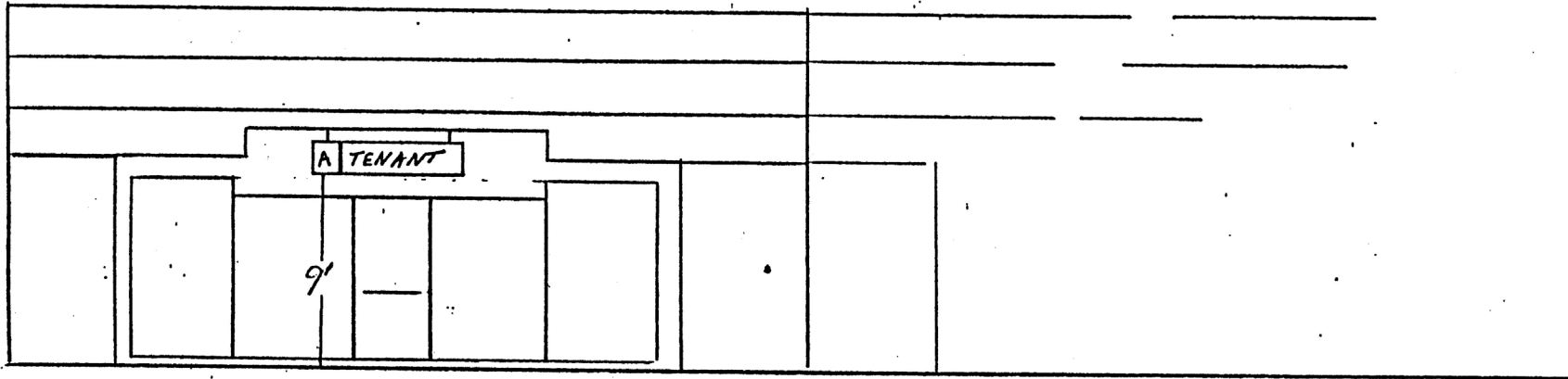
Lettering Style for all exterior signs shall be Helvetica Medium unless otherwise approved by owner.

Color of Letters: All copy shall be White vinyl lettering.

Background Color: to match trim on building.

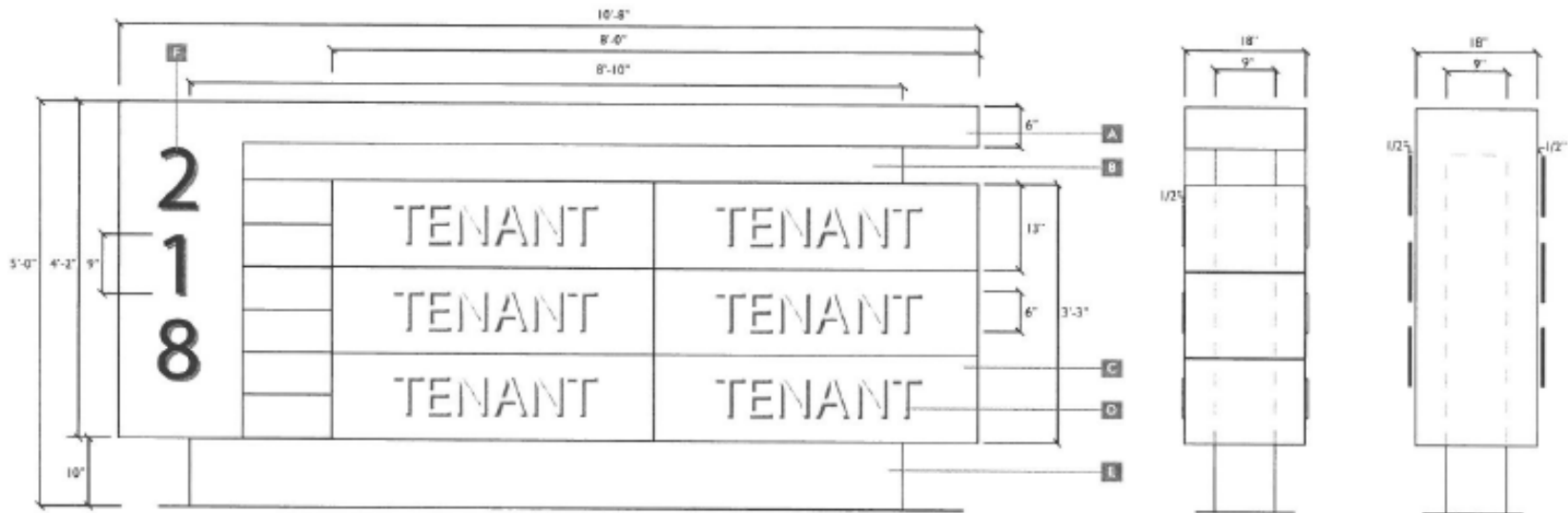
Construction of sign: See mounting diagram.

WINDOW DOOR LETTERING: Door Lettering will be permitted to the entrance only. No more than Two lines of copy, not to exceed 29" in length per line.



- \* ALUMINUM PANEL SIGN
- \* VINYL COPY (WHITE)
- \* ACRYLIC ENAMEL FINISH

**EXHIBIT 8.15 MONUMENT SIGN FOR LOT 4**



**INTERNALLY AND EXTERNALLY ILLUMINATED MONUMENT SIGNAGE:**

- A. ALUMINUM CROWN PAINTED WITH AUTOMOTIVE FINISH TO MATCH BUILDING
- B. MATERIAL TO MATCH BUILDING
- C. 6 INDIVIDUAL ALUMINUM TENANT PANELS ON BOTH SIDES PAINTED WITH AUTOMOTIVE FINISH TO MATCH BUILDING
- D. 1/2" WHITE ACRYLIC "PUSH THRU" COPY
- E. ALUMINUM OR CONCRETE BASE
- F. 1/2" FCO NUMERALS



