

SPECIFIC PLAN

SP-82-2

BIRTCHEER BUSINESS CENTER

SPECIFIC PLAN

Corona, California

Birtcher Pacific

2611 La Paz Road

Laguna Nigel, California 92677

**BIRTCHEER BUSINESS CENTER
SPECIFIC PLAN
SP-82-2**

AS REVISED BY:

SPA-86-3

**Adopted by City Council Resolution 86-3
June 4, 1986**

SPA 89-7

**Adopted by City Council Resolution 90-13
January 17, 1990**

SPA-90-3

**Adopted by City Council Resolution 90-56
May 2, 1990**

SPA-93-01

**Adopted by City Council Ordinance #2172
July 21, 1993**

SPA-95-3

**Adopted by City Ordinance #2272
October 6, 1995**

SPA-96-04

**Adopted by City Ordinance #2299
September 4, 1996**

SPA-99-01

**Adopted by City Ordinance #2444
February 16, 2000**

SPA-99-07

**Adopted by City Ordinance #2445
February 16, 2000**

SPA-00-012

**Adopted by City Ordinance #2509
February 21, 2001**

SPA-10-001

**Adopted by City Ordinance #3050
September 1, 2010**

SPA-11-003
Adopted by City Ordinance #3101
September 7, 2011

TABLE OF CONTENTS

<u>SECTION</u>		<u>Page</u>
1.0	Introduction	
1.1	Project Location/Legal Description	1-1
1.2	Purpose and Intent	1-1
1.3	Compliance with the Government Codes	1-3
1.4	Relation to General Plan	1-4
2.0	Definitions	
2.1	Code Reference	2-1
2.2	Building Site Area	2-1
2.3	Industrial Condominium Site Coverage	2-1
2.4	Commercial Office Condominium & Site Coverage	2-1
2.5	Gross Floor Area	2-1
3.0	Land Use	
3.1	Land Use Plan	3-1
3.2	Purpose	3-2
3.2.1	Support Commercial Industrial District (SCI)	3-2
3.2.2	Medium Service Industry District (MSI)	3-2
3.2.3	Medium Industrial District (MI)	3-2
3.2.4	Permitted Uses	3-7
3.3	Property Development Standards	3-12
4.0	Landscaping	
4.1	Purpose and Intent	4-1
4.2	Landscaped Area	4-1
4.3	Automatic Watering	4-1
4.4	Landscaping	4-1
4.5	Parking Areas	4-1
4.6	Phasing	4-1
5.0	Sign Program	
5.1	Purpose	5-1
5.2	Relation to Section 17.74 of Municipal Code	5-1
5.3	Animated Signs	5-1
5.4	Maximum Area	5-1
5.5	Sign Height	5-1
5.6	Sign Illumination	5-1
5.7	Ground Monument Signs	5-1
5.8	Corner Cut-Off	5-2
5.9	Parcel Sign Height	5-2
5.10	Number of Parcel Signs	5-2
6.0	Administration and Implementation	
6.1	Purpose	6-1
6.2	Specific Plan Procedures	6-1
6.3	Performance Standards	6-1
6.4	Subdivision	6-1
6.5	Development Plan Review	6-1
6.6	Administration and Enforcement	6-1
6.7	Variance Procedure	6-1
6.8	Precise Plan Review	6-1

TABLE OF EXHIBITS

Number	Title	Page
1	Location	1-2
2	Land Use Development Plan	3-2
3	PA2 Site Plan	3-6
4	PA2 Landscape Plan	3-7
5-1	PA2 Building Elevations	3-8
5-2	PA4C Building Elevations	3-9
6	Street Landscape Sections A	4-2
7	Street Landscape Sections B	4-3

1.0 **INTRODUCTION**

1.1 **Project Location/Legal Description:** The Birtcher Business Center Specific Plan encompasses approximately 80 acres generally bounded by Joy Street to the west, Parkridge Avenue to the north, the Riverside Freeway (State Highway 91) and Atchison, Topeka & Santa Fe Railroad right-of-way to the south, and California Department of Transportation right-of-way to the east. Temescal Creek Channel bisects the property in generally a south to northeast direction. The land easterly of the Temescal; Creek Channel is vacant and the land area westerly of the channel is partially vacant with the remainder improved with the Sunkist Growers processing plant. The surrounding land uses are industrial to the west and the south, vacant to the east, and single family residential to the north.

The legal descriptions of the Birtcher Business Center Specific Plan are as follows:

Parcels 2 and 4 of Parcel Map 18010 in the City of Corona, County of Riverside, State of California, as shown on the map filed in Book 100, Pages 81 through 87 of Parcel Maps, in the office of the County Recorder of said County.

That portion of the Map of Auburndale Colony and Townsite in the City of Corona, County of San Bernardino, State of California, as shown on the map recorded in Book 6, Pages 20 and 21 of Maps in the office of the County Recorder of said County described in Parcels as follows:

Lots 1 through 18 of Block 104 as shown on said Map of Auburndale Colony and Townsite.

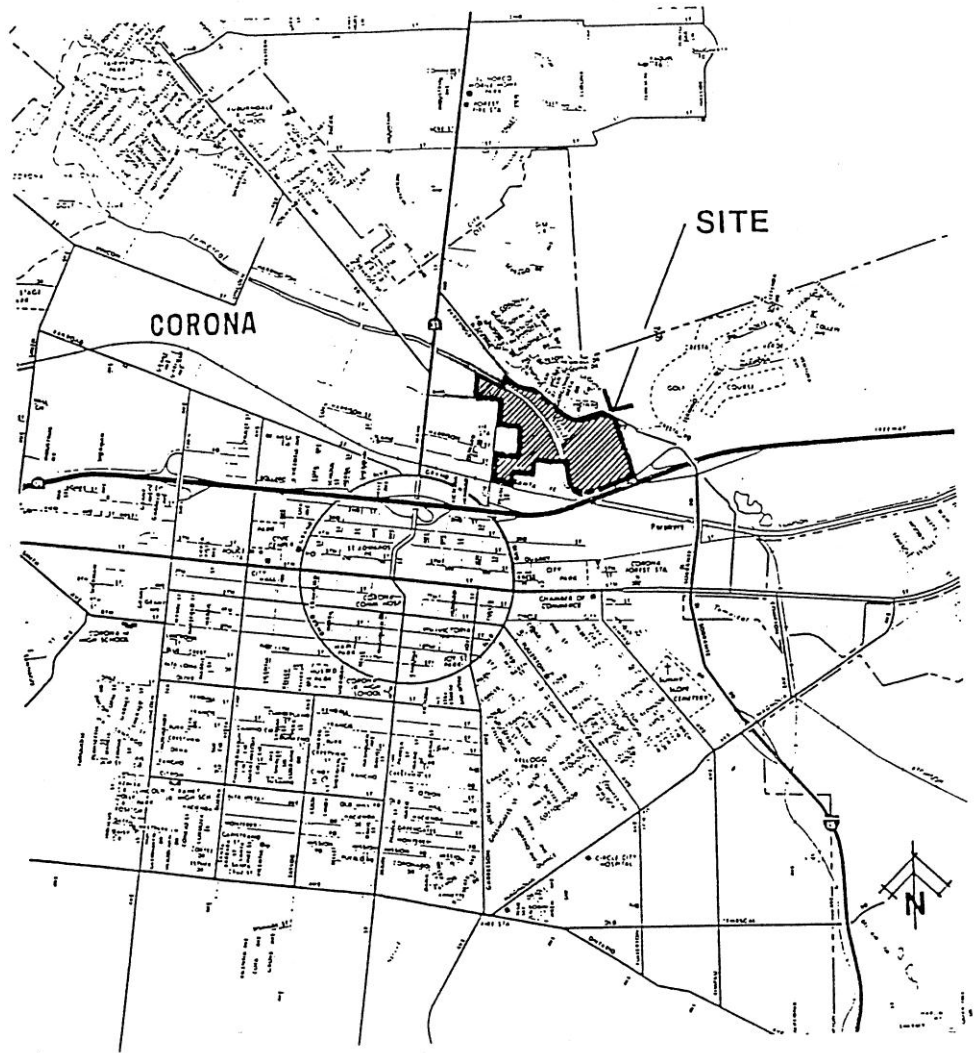
That portion of Harrison Street as abandoned by Resolution No. 153 of the City Council of said City of Corona recorded May 11, 1929 in Book 808, Page 323 of Deeds on the office of said County Recorder.

The Westerly one-half of Pearl Street as abandoned by Resolution No. 312 of the City Council of said City of Corona recorded May 12, 1939 in Book 416, Page 333 of Official Records in the office of said County Recorder.

The Westerly one-half of Pearl Street as abandoned by Resolution No. 1872 of the City Council of said City of Corona recorded May 16, 1962 as instrument No. 45844 of Official Records in the office of said County Recorder.

That portion of the Easterly one-half of Pearl Street as abandoned by said Resolution No. 312 of the City Council of said City of Corona recorded May 12, 1939 in Book 416, Page 333 of Official records in the office of said County Recorder lying Northerly of the Southerly line of said land described in the deed to Sunkist Growers, Inc., recorded September 15, 1960, as Instrument No. 80421 of Official Records in the office of said County Recorder.

1.2 **Purpose and Intent:** The purpose of this project is to develop an 80+ acre master-planned, landscaped complex that will accommodate the needs of industrial /office and commercial users, as well as retail needs of the residents of Corona. The project will include rail industrial, corporate manufacturing, corporate and general office, research and development, service commercial.



LOCATION

EXHIBIT 1

The Specific Plan designation will provide site specific development regulations and criteria within which detailed phased development can occur. Concurrently with the processing of SP 82-2 a zone change shall be processed to remove the M-1, M-2, and M-4 classifications from the property.

Following adoption of the Specific Plan, maps, site plans and demonstration of compliance to regulations and criteria will be submitted for review.

1.3 Compliance with the Government Code: The Birtcher Business Center Specific Plan complies with the California Government Code Section 65451 by inclusion or exclusion as follows:

- 1.3.1 The location of proposed uses is designated on the Land Use Development Plan Exhibit 2. All 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 Birtcher Business Center Specific Plan Text shall conform to all adopted codes and guidelines for the City of Corona; 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 flood hazard boundary line. All grading and construction will be done in conformance with the Corona Flood Plan regulations and any future building pads will be located to minimize potential flood problems; therefore, no additional restrictions or requirements are necessary as part Of this Specific Plan to satisfy the requirements of Section 65451.
- 1.3.2 Existing streets have been proposed for improvement per approved City standards and rights-of-way along Parkridge Avenue and Joy Street. Proposed local secondary and collector streets are detailed on Specific Plan Exhibit 2 and conform to the General Plan and Corona public works standards. No additional standards or requirements are necessary as a part of the Birtcher Business Center Specific Plan to satisfy the requirements of Sections 65451. Transportation is by private vehicle, Dial-A-Ride Bus and pedestrian access and by all improvements will conform to standards of Corona Public Works or those included in the text; therefore, no additional standards are necessary as part of the Specific Plan to satisfy the requirements of Section 65451.
- 1.3.3 There are no residence usages permitted within the Birtcher Business Center Specific Plan. The potential condominium ownership and common maintained sites precludes the identification of specific lot sizes, beyond those described on recorded maps; however, minimum lot sizes will be established by Specific Plan regulations; 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 extensions to existing public utilities, with specific connections conforming to Corona standards. Storm water drainage is surface flow to proposed facilities offsite.

1.3.4 The area of the Birtcher Business Center Specific Plan is a combination of vacant property presently zoned M- 1, M-2, and M-4 and an area of older industrial buildings. The site is devoid of any unique flora, fauna, cultural or historical significance. The plan incorporates the revegetation and maintenance of all areas not used for paving or building sites to stabilize the effects of wind and water erosion. Said measures will conform to the Corona Municipal Code Regulations, and the adopted Corona Grading Ordinance, therefore, no additional standards are necessary as part of the Birtcher Business Center Specific Plan to satisfy the requirements of Section 65451.

1.4 Relation to General Plan: The Birtcher Business Center Specific Plan is in conformance with the following goals and objectives of the General Plan for the City of Corona (indicated by underlining).

1.4.1 The Birtcher Business Center Specific Plan is within a developed area in the City of Corona and the infill improvement of site accomplishes the development of a cohesive growth pattern extending outward from the developed sections of the City.

1.4.2 The proposed land uses contained in the Birtcher Business Center Specific Plan will encourage the grouping of convenience and service facilities into integrated centers providing a full range of goods and services properly related to the immediate industrial and business community.

1.4.3 The Birtcher Business Center Specific Plan specific and general development standards, in conjunction with the City of Coronas existing project review procedure, will establish a design review process with guidelines that provide a mechanism for evaluating development proposals in relation to General Plan objectives

1.4.4 The Birtcher Business Center Specific Plan regulations intent is to encourage and promote flexibility and individuality in development while maintaining environmental quality and overall unity of the site and the surrounding neighborhood.

1.4.5 The proposed street improvement plans for the Birtcher Business Center Specific Plan are in accordance with General Plan objectives to require new developments to provide adequate right-of-way widths for future needs as well as current travel demands.

1.4.6 The construction by the developer of offsite and onsite improvements is consistent with the General Plan objective to distribute cost of new public facilities and services to those generating the need for additional municipal services

Therefore, the Birtcher Business Center Specific Plan is supportive and in compliance with the applicable goals and objectives of the General Plan; however, a general plan amendment will be necessary in order to ensure consistency with the adopted general plan of the City of Corona.

2.0 DEFINITIONS

2.1 Code Reference

Chapter 17.04 of the Corona Municipal Code shall be used for all definition of terms not clarified in the following paragraphs.

2.2 Building Site Area

The total area of the land described in the use or permit. See Section 17.04.102 of the City of Corona Zoning Code for specific definition of “building site.”

2.3 Industrial Condominium Site Coverage

Industrial condominium site coverage shall be defined as the relationship between the ground floor area of the building or buildings and the net area of the entire site.

2.4 Commercial Office Condominiums and Site Coverage

Commercial office condominiums and site coverage shall be defined as industrial condominiums.

2.5 Gross Floor Area

Gross floor area shall consist of the square footage within the exterior facade or line of the exterior walls of the building including basement and subterranean areas, balcony and mezzanine space, except that it does not include exterior and load bearing walls, columns, rooms housing mechanical equipment incidental to the operation of the building, elevator and shafts, stairways and stairwells.

3.0 LAND USE

3.1 Land Use Plan

3.1.1 Introduction: The Land Use Development Plan, Exhibit 2, shows the principal land use designations for the Birtcher Business Center Specific Plan area.

Commercial

Support Commercial Industrial - SCI

Manufacturing

Medium Service Industry - MSI

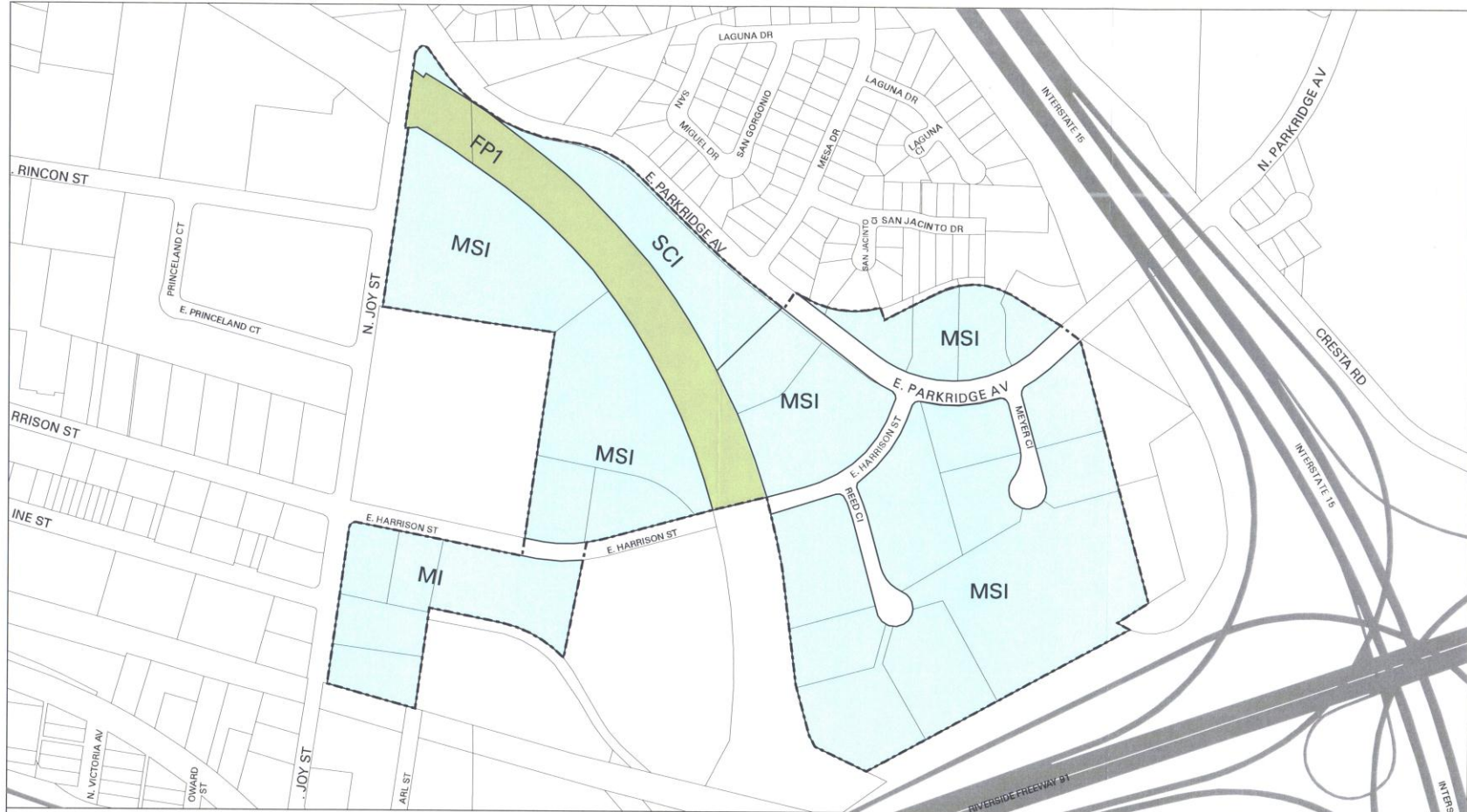
Medium Industrial - MI

3.1.2 Land Use Statistics: A tabulation of the land use statistics is provided for each Planning Area illustrating the land use designations and net area in acres.

Net area is defined as the total land area in acres, minus all lands acquired in fee for public use and rights-of-way of major and secondary streets.

3.1.3 Summary of Land Uses: The following is a summary of the principal land uses within the Specific Plan.

Planning Area	Use Designation	Net Area
1	Medium Service Industry	4.8
2	Support Commercial Industrial	4.4
3	Medium Service Industry	4.8
4A	Medium Service Industry	10.7
4B	Medium Service Industry	15.3
4C	Medium Service Industry	5.9
5	Medium Service Industry	17.9
6	Medium Industrial	7.7
	Total	71.5



FP1 Flood Plain
 MI Medium Industrial
 MSI Medium Service Industrial

City of Corona
 82-2 Birtcher Business Center
 Specific Plan

LAND USE PLAN

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

City of Corona
 Geographic Information Services
 Last Updated On: 11/20/2005
 Update: Through SPA 01-0402

3.2 Purpose

- 3.2.1 Support Commercial Industrial (SCI):** The Support Commercial Industrial District (SCI) is intended to facilitate retail commercial and business and professional office uses while providing an opportunity for limited industrial uses. Each and every building and premises or land in the Support Commercial Industrial District, shall be used or occupied and every building shall be erected, altered, enlarged, maintained, moved into and within said support commercial industrial district exclusively and only in accordance with the regulations set forth in this section. All future development must conform to the Site Plan, Landscape Plan and Building Elevation approved by S.P.A. 86-3 and included herein as Exhibits 3, 4, and 5 following page 3-4.
- 3.2.2 Medium Service Industry District (MSI):** It is the purpose of this district to allow a combination of general industry, business and professional offices and industrial support activities. Industrial support activities are defined as, and limited to, the sale of products or services related only to the immediate industrial neighborhood.
- 3.2.3 Medium Industrial District (MI):** It is the purpose of this district to allow location of general manufacturing activities, service industry activities and activities related to the construction industry.

BIRTCHEr SMALL BUSINESS CENTER - CORONA

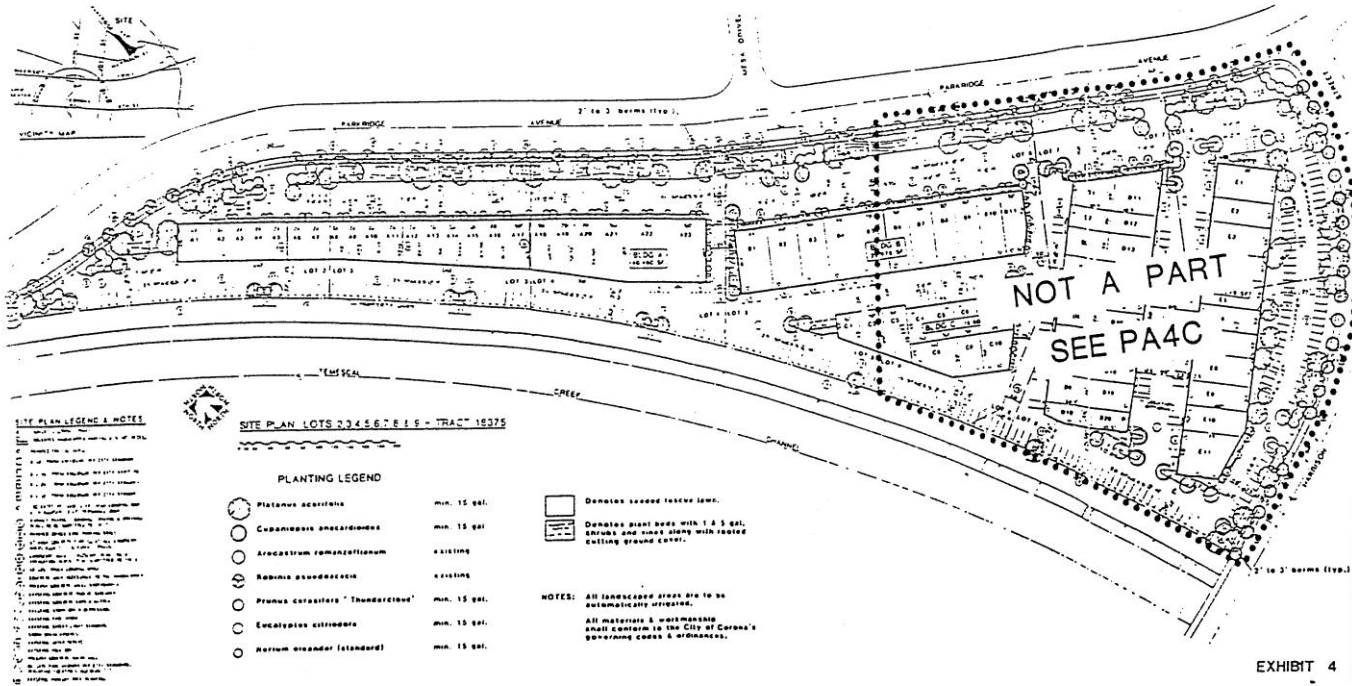
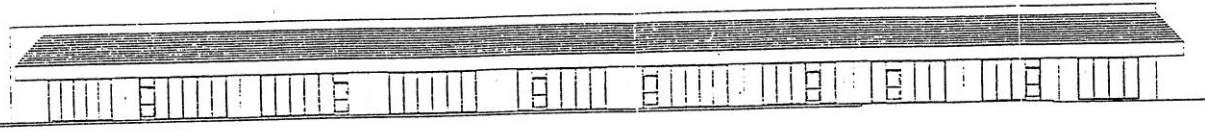
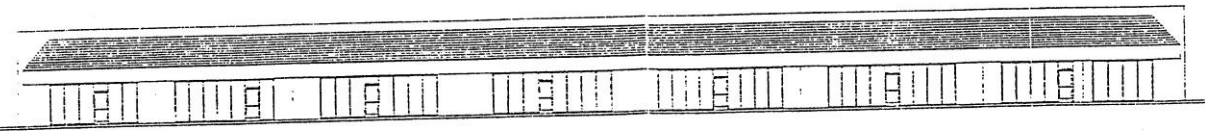


EXHIBIT 4

3-4-B



BLDG A - PARK RIDGE AVE ELEVATION (WEST ELEVATION SIMILAR TO BLDG E - PARK RIDGE AVE ELEVATION)
 SCALE: 1/8" = 1'-0" ELEVATION SHOWN AT 1/2" OF ACTUAL LENGTH



BLDG B - PARK RIDGE AVE ELEVATION
 SCALE: 1/8" = 1'-0" ELEVATION SHOWN AT 1/2" OF ACTUAL LENGTH

<p>ROBERT MICHAEL WERHUNGER, AIA ARCHITECT 1000 S. 10TH ST., SUITE 100, MILWAUKEE, WI 53233 TEL: 414.224.1111 FAX: 414.224.1112</p>	
<p>HITCHER SAFFI BUSINESS CENTER 1000 S. 10TH ST., SUITE 100, MILWAUKEE, WI 53233 TEL: 414.224.1111 FAX: 414.224.1112</p>	
<p>HITCHER</p>	
<p>DATE: 10/15/03</p>	
<p>2-A</p>	

EXHIBIT 5 (SHEET 2)

3-4-C

3.2.4 Permitted Uses:

Table 1- 3.2.4

<p>Use Categories:</p> <p>P – Permitted</p> <p>CUP – Permitted with a conditional use permit issued pursuant to CMC Ch. 17.92</p> <p>MCUP – Permitted with a minor conditional use permit issued pursuant to CMC Ch. 17.98</p> <p>NP – Not Permitted</p>

LAND USES	SCI	MSI	MI
ANIMAL USES:			
Animal hospital, with no outdoor kennels	NP	CUP	CUP
Pet shops	P	NP	NP
AUTOMOTIVE RELATED USES:			
Automobile and truck repair garages, provided outdoor storage of vehicles must be enclosed by a solid wall or fence	NP	P	P
Automobile body and fender repair	NP	CUP	CUP
Automobile and/or electronic vehicles, assembly of	NP	P	P
Automobile parts assembly	NP	P	P
Automobile parts centers and supply stores	P	P	P
Automobile sales, new and used (except in Planning Area 1)	NP	P	P
Automobile service station, subject to CMC Ch. 17.72 (not permitted in Planning Area 1)	P	P	P
Car wash	NP	CUP	CUP
Motorcycle sales, service and repair, provided all operations are conducted indoors	NP	P	P
ENTERTAINMENT AND RECREATION USES:			
Cultural center	P	NP	NP
Health or athletic club	P	NP	NP
Sports training/performance enhancement centers	P	P	P
HEALTH CARE SERVICES AND USES:			
Laboratories, medical and dental	P	P	P
Medical and dental offices	P	NP	NP

LAND USES	SCI	MSI	MI
RETAIL AND SERVICE COMMERCIAL USES:			
Antique shop (genuine)	P	NP	NP
Appliance store	P	NP	NP
Apparel, clothes and shoe store	P	NP	NP
Auction house (no animals)	NP	P	P
Bakery goods shop	P	NP	NP
Bank, savings and loan or other financial institution, excluding those with drive-thru ATMs	P	NP	NP
Barber shops	P	NP	NP
Beauty shops	P	NP	NP
Bicycle shops	P	NP	NP
Book and stationery store	P	NP	NP
Catering establishment/Commercial kitchen	P	P	NP
Confectionary store	P	NP	NP
Decorating or drapery shop	P	NP	NP
Department store	P	NP	NP
Drugstore	P	NP	NP
Dry cleaner	P	NP	NP
Flower shop	P	NP	NP
Furniture store, home (new only)	P	NP	NP
Gift shop	P	NP	NP
Grocery store	P	NP	NP
Hardware store	P	NP	NP
Hobby shop	P	NP	NP
Hotel or motel	P	NP	NP
Interior decorating shop	P	NP	NP
Jewelry store	P	NP	NP
Laundry, self-service	P	NP	NP
Liquor store, off-sale only	NP	NP	NP
Locksmith	P	NP	NP
Market, meat, fish and produce (retail and no live poultry or animals to be kept or slaughtered on the premises)	P	NP	NP
Nursery, sale of plants and flowers	P	NP	NP

LAND USES	SCI	MSI	MI
Office, business or professional services	P	P	NP
Office furniture, equipment and supplies store	P	P	P
Paint store	P	NP	NP
Photography and portrait studio, by appointment only	P	P	NP
Post office or postal annex	P	NP	NP
Printing, copying, blueprinting, and similar reproductive processes	P	P	P
Restaurant or café, including fast food restaurants, delicatessen and sandwich shops (no drive-thru)	P	NP	NP
Restaurant or café, including fast food restaurants, delicatessen and sandwich shops (with drive-thru)	CUP	NP	NP
Shoe repair shop	P	NP	NP
Spas, gazebos and aboveground pools, sale of (indoor only)	P	NP	NP
Sporting goods store	P	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
Tailor and dressmaking shop	P	NP	NP
Theater (indoor)	P	NP	NP
LIGHT INDUSTRIAL USES:			
Antique restoration	P	P	P
Bicycle assembly	P	P	P
Book binding	P	P	P
Bottling and bottle washing	P	P	P
Cabinet and carpentry	P	P	P
Catalog distribution, provided no retail sales or customers are on the premise	P	P	P
Clay products (kiln under 16 cubic feet)	NP	P	P
Communications equipment sales, engineering and repair	P	P	P
Computer and copy sales, equipment sales, engineering and repair	P	P	P
Construction equipment sales, repair and incidental retail sale of spare parts	NP	P	P
Contractors storage yard	NP	NP	CUP
Cosmetics, manufacture of	P	P	P
Die casting	NP	P	P

LAND USES	SCI	MSI	MI
Dying of materials	P	P	P
Electronics, manufacturing of equipment, components and products	P	P	P
Equipment and/or appliance rental and repair contained solely within the building	NP	P	P
Feed stores	NP	P	P
Film processing center, provided no retail sales or customers are on the premise	P	P	P
Food processing center	NP	P	P
Instrumentation testing and repair	NP	P	P
Janitorial service	P	NP	NP
Laundry, industrial	NP	P	P
Machine shops, provided all operations are done indoors	NP	P	P
Manufacturing, assembly, fabrication of goods from the following materials: Canvas; Felt; Leather; Rubber Cellophane; Fiber; Metals; Textiles; Cloth; Glass; Paper; Wood; Feathers; Hair; Plastic; Yarn.	P	P	P
Manufacturing, assembly, fabrication of goods from the following materials: Acids; Fiberglass; Styrofoam.	NP	P	P
Metal galvanizing, painting, plating and powder coating	NP	P	P
Musical instrument manufacturing	P	P	P
Offices for the following types of uses: -Architectural and engineering; -Industrial associates and trade group offices; -Industrial medicine – acute care and administrative offices; -Labor union administration; -Land surveying; -Manufacturers representatives; -Real estate brokers and appraisers; -Telecommunication equipment sales; -Title insurance and escrow agents.	P	P	P

LAND USES	SCI	MSI	MI
Optical, medical, dental goods, manufacturing or assembly of	P	P	P
Packaging business	P	P	P
Parcel delivery service	P	P	P
Pest control operators and services	P	P	P
Pharmaceutical, manufacturing, processing, assembly, or fabrication	P	P	P
Plastic extrusion lamination molding	P	P	P
Research development and testing laboratories and facilities	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. Off-street parking requirements for commercial uses shall be applied to the portion used for retail sales	P	P	P
Rug cleaning (on site)	NP	P	P
Scientific equipment assembly	P	P	P
Showroom design centers with limited retail sale of products associated with home improvement and decorating	P	P	P
Sign manufacturing	NP	P	P
Silk screens, including manufacturing and processing, and similar reproductive processes	P	P	P
Toy manufacturing and/or assembly	P	P	P
Upholstering	P	P	P
Warehouse and distribution	P	P	P
Welding	NP	P	P
PUBLIC AND QUASI-PUBLIC USES:			
Business college or private school (no riding academies)	P	NP	NP
Churches, less than 10,000 square feet of floor area	MCUP	NP	NP
Clubs or lodges	P	NP	NP
Trade schools	P	P	P
MISCELLANEOUS USES:			
Outdoor storage (Primary use)	NP	NP	NP
Residential uses	NP	NP	NP

3.3 Property Development Standards

3.3.1 Applicability: The property development standards set forth in this section shall apply to all land and buildings within the Birtcher Business Center Specific Plan.

3.3.2 Required yards and setbacks

- (a) All yards and setbacks shall be measured from property line.
- (b) Front yard: Each lot or building site shall have a front yard of not less than twenty-five (25) feet. Said yards in Planning Areas 1, 2, 3, 4A, 4B, 5 and 6 may be used for parking in accordance with Chapter 17.76 of Corona Municipal Code, except the front ten (10) feet which shall be landscaped and maintained. On Parkridge Avenue the front twenty (20) feet shall be landscaped and maintained.
- (c) Side Yards:
 - (1) Corner lots or building sites shall have a side yard not less than twenty (20) feet in depth on the street side of the lot or building site contiguous to the street with the exception where the street side yard fronts on Parkridge Avenue the Special Landscape Street standards shall apply. Said side yard may be used for parking in accordance with Chapter 17.76 of the Corona Municipal Code except that the front ten (10) feet which shall be landscaped and maintained. Parking is permitted within 4'-0" of a side yard property line where said side yard does not face on a public street.
 - (2) Interior side yards shall be ten (10) feet except side setbacks may be zero providing the main building structure on the same lot line of the abutting parcel is setback at zero and both parcels are developed at the same time and as one development, or the side setbacks may be less than ten (10) feet when the owners of the relevant contiguous parcels agree by means of a recorded perpetual easement to such setback variation. Such agreement shall be reviewed and approved as to its adequacy by the Planning Director prior to the issuance of any building permits for either of such sites.
- (d) Rear yards: Any lot, or building site, on which the rear line abuts a residential zone, shall have a rear yard not less than ten (10) feet.
- (e) Yards-permitted projections: Permitted projections into all required yards shall be as provided in Section 17.64.030 of the Corona Municipal Code.

3.3.3 Lot area: Minimum lot area for all building sites shall be 15,000 square feet. Notwithstanding the above lot area requirement, planned unit developments and condominiums are permitted, provided the net project area of each such project shall not be less than 30,000 square feet.

3.3.4 Lot dimensions

- (1) Lots shall have a minimum width of one hundred (100) feet.
- (2) Lots shall have a minimum depth of one hundred fifty (150) feet.

3.3.5 Coverage: Lot area coverage by buildings or structures shall not exceed fifty (50) percent of the total lot area. Parking structure coverage shall not be considered in calculating the percentage of lot area coverage. Outdoor storage, if permitted, shall not occupy more than twenty (20) percent of the total lot area.

3.3.6 Building height: Except as otherwise noted in Section 17.66.020 of the Corona Municipal Code, and Section 5.9 of this specific plan, the height of any building or structure in Planning Area 1 shall not exceed four (4) feet above the top of the pad elevation of the adjacent residential homes to the north. [SPA 99-07] Planning Areas 2, 3, 4A, 4B, 5 and 6 at each of the building lines shall not exceed thirty-nine (39) feet provided, however, that for each one additional foot of setback, an additional height of one foot shall be permitted; but in no case shall the total height exceed forty-five (45) feet. A setback may be measured either by relating to an entire wall or by setback in steps. In Planning Area 4C, the height of any building or structure constructed at the building setback shall not exceed twenty-eight (28) feet, provided, however, that for each additional one foot of setback, an additional height of one foot may be added; but in no case shall a total building height of forty- five (45) feet be exceeded.

3.3.7 Roof-mounted equipment: All equipment mounted or housed on the roof of a building in Planning Areas 1 and 4C shall be screened from view from the residential lots to the north. [SPA 99-07] The screening shall be designed to be unobtrusive and to be part of the architectural style of the building.

3.3.8 Architecture: No metal buildings shall be permitted in Planning Areas 1 and 4C. The buildings in Planning Areas 1 and 4C shall incorporate the use of soft and muted colors, and avoid the use of bold color schemes. [SPA 99-07]

3.3.9 Vehicular access:

- a. Each building or lot shall have permanent access to the street on which the building or lot abuts as set forth in Chapter 17.68 Corona Municipal Code.
- b. Condominium or planned development lots shall be permitted to be served by a roadway within the irrevocable ingress-egress easement recorded within the County of Riverside.

3.3.10 Walls, fences and landscaping: The provisions of Chapter 17.70 of the Corona Municipal Code shall apply. Chain link fencing is not permitted in Planning Area 1. [SPA 99-07]

- 3.3.11 Landscaped setbacks:** There are no requirements except as provided for under Landscaping, Section 4.0.
- 3.3.12 Off-street parking:** The provisions of Chapter 17.76 of the Corona Municipal Code shall apply, and the handicap parking shall conform to Chapter 10.28 of the Corona Municipal Code.
- 3.3.13 Off-street loading:** The provisions of Chapter 17.78 of the Corona Municipal Code shall apply; except for modifications as herein specified.
- a. Loading areas shall be screened where visible from a public street or adjacent residential uses by landscaping, walls, berms or a combination thereof.
 - b. No loading areas in Planning Areas 4C shall be permitted to front directly on Parkridge Avenue or Harrison Street.
- 3.3.14 Security lighting:** All outdoor lighting within the 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 the time of installation.
- 3.3.15 Outdoor Storage:** Outside storage of products or parts are prohibited in Planning Area 1. [SPA 99-07]
- 3.3.16 Precise Plan Review:** Planning Area 1 will require approval of a Precise Plan to review the architecture and site plan layout of the property. The Precise Plan procedure shall comply with Corona Municipal Code Chapter 17.91. [SPA 99-07]

4.0 LANDSCAPING

4.1 **Purpose and intent:** To provide a unified landscape design themes for the Birtcher Business Center that is compatible to the scale and character of the intended uses as outlined in Section 3.0. Landscaping will consist of an effective combination of street trees, trees, ground cover and shrubbery.

4.2 **Landscaped area:** The landscaped area of any site may 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, non work areas, excluding vacant lots, shall be landscaped.

Slopes four (4) feet high and over shall be irrigated and planted per the City's Parks and Recreation Department's Community Facilities District landscape design guidelines. Trees planted on the slope in Planning Area 1 shall be placed in a manner not to obstruct the views enjoyed by the existing residents located to the north. [SPA 99-07]

4.3 **Automatic watering:** All landscaped areas shall be irrigated by an automatic watering system.

4.4 **Street landscaping:**

4.4.1 In order to provide a uniform landscape treatment and positive image, along the north edge of the project adjacent to an existing residential district, and to create a unifying element, Parkridge Avenue is designated as a "Special Landscaped Street."

4.4.2 On Parkridge Avenue the entire area between the curb and a line measured twenty (20) feet from the street right-of-way line shall be landscaped, except for access driveways, street lights, fire hydrants, benches or shelters and other similar appurtenances.

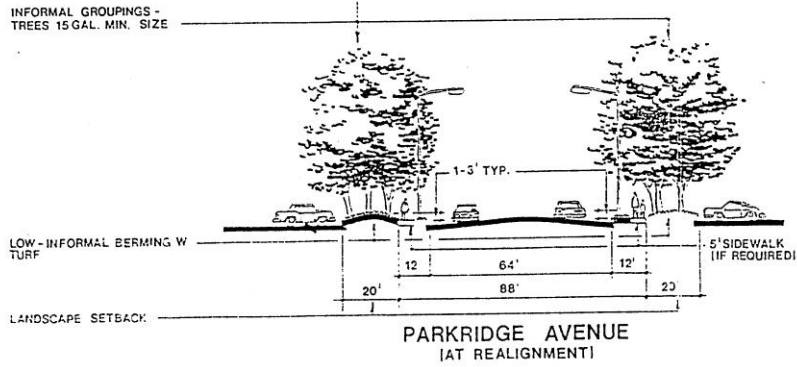
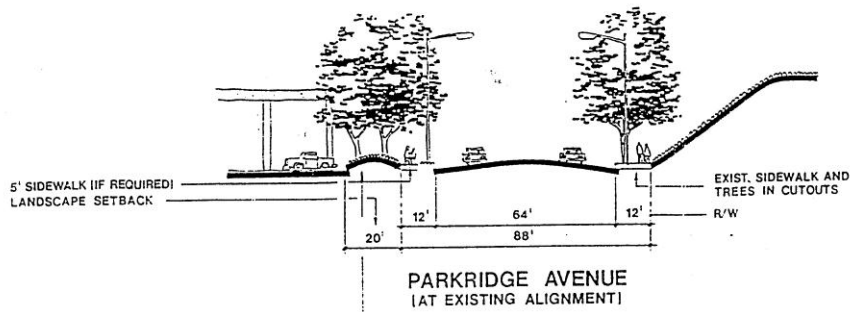
4.4.3 Front yards shall be designed as an integral part of the street right-of-way per Exhibits 6 and 7.

4.5 **Parking areas:** Parking lot landscaping shall conform to standards in Section 17.70.070 of the Corona Municipal Code except as follows:

4.5.1 One (1) tree per seven (7) parking spaces - fifteen (15) gallon minimum size.

4.6 **Phasing:** If a site is developed in phases, only developed and developing portions need meet the onsite landscaping requirements.

BIRTCHE BUSINESS CENTER



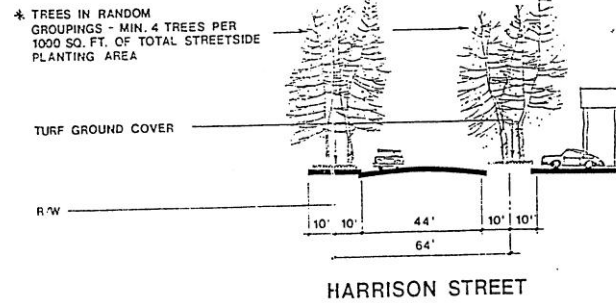
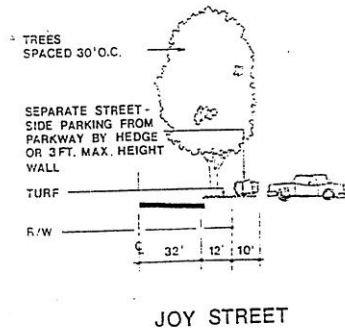
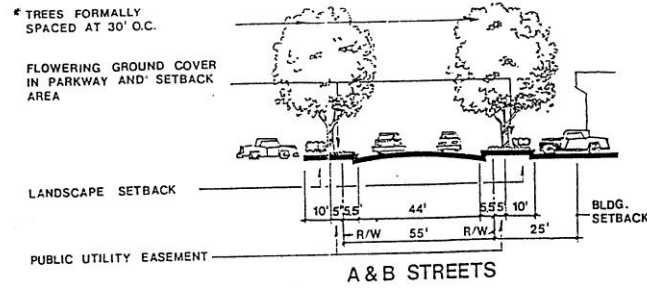
STREET LANDSCAPE SECTIONS

EXHIBIT 6

4-1-A

BIRTCHE BUSINESS CENTER

NOTE
ALL STREET TREES SHALL BE
MIN. SIZE 15 GAL.



STREET LANDSCAPE SECTIONS

EXHIBIT 7

4-1-B

5.0 SIGN PROGRAM

5.1 **Purpose:** To provide for controlled and unified signing within the Birtcher Business Center compatible with the surrounding area and which provides adequate identification with the establishments that will be located in the project.

5.2 **Relation to Section 17.74 of Municipal Code:** The provisions of Section 17.74 of the Corona Municipal Code shall apply except as otherwise specified in this sub-section.

5.3 **Animated signs:** Signs that are animated, gyrate, spin or blink are prohibited.

5.4 **Maximum area:**

5.4.1 The maximum area of enterprise identification signs located within land use areas 1,2,3,4, and 5 as outlined on the Land Use Development Plan, Exhibit 2, shall be 32 square feet or 1 square foot per lineal foot of building frontage: maximum 200 square feet.

5.4.2 The maximum area of enterprise identification signs located within land use area 6 shall be 80 square feet or 1 square foot for each lineal foot of building frontage: maximum 150 square feet.

5.4.3 The maximum area of parcel identification signs and ground monument signs located within land use areas 1, 2, 3, 4B, 4C and 5 shall be 32 square feet or 1 square foot per lineal foot of lot frontage: maximum 200 square feet. [SPA 99-07]

5.4.4 The maximum area of parcel identification signs located within land use area 4A shall be 200 square feet.

5.4.5 The maximum area of parcel identification signs located within land use area 6 shall be 40 square feet or 1 square foot per lineal foot of lot frontage: maximum 150 square feet.

5.5 **Sign Height:** Enterprise identification signs shall not project above the roof line.

5.6 **Sign illumination:** Only indirect or diffused illumination shall be permitted for both parcel identification and enterprise identification signs within all land use areas.

5.7 **Ground monument signs:** These signs are permitted within the street side setback area. These signs are for the purpose of either identifying the name of the principal business or tenant on a site or for identifying the name of the project where more than one business is located on a single site. These signs shall conform to the following requirements.

- 5.7.1 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.
 - 5.7.2 The maximum area shall be 200 square feet.
 - 5.7.3 Only one (1) sign per street frontage per parcel is permitted.
 - 5.7.4 Signs will be restricted to identifying only the person, project, firm, company or corporation operating the use conducted thereon. Where more than one business is conducted on a site, such as an office complex, then only the name of the businesses or project shall be permitted.
- 5.8 Corner cut-off:** Structures or plant material may be located within the corner cut-off area if no part of said structure or plant material exceeds two (2) feet in height above the adjacent street or driveway pavement.
- 5.9 Parcel sign height:** Parcel signs are prohibited in Planning Area 1. [SPA 99-07] The height of a parcel identification sign in Planning Areas 2, 3, and 4C shall not exceed forty (40) feet in height. The height of a parcel sign in Planning Areas 4A, 4B, 5 and 6 shall not exceed forty-five (45) feet; provided, however, that for each one (1) additional foot of setback from property line, and additional two (2) feet shall be permitted, but in no case shall the total height exceed sixty (60) feet.
- 5.10 Number of parcel signs:** There shall be a maximum of two (2) parcel identification signs per parcel if Section 17.74 of the Corona Municipal Codes permits more than one (1) sign.

6.0 ADMINISTRATION AND IMPLEMENTATION

- 6.1 **Purpose:** This section is intended to organize all of the administrative regulations required to facilitate the implementation of the Birtcher Business Center Specific Plan. Except as specifically provided in SP 82-2, all other ordinances and regulations of the City of Corona shall apply.
- 6.2 **Specific Plan Procedures:** This specific plan shall be amended according to Section 65507 of the Government Code of California.
- 6.3 **Performance Standards:** Compliance with Section 17.84 of the Corona Municipal Code is required for all building sites within the specific plan boundary.
- 6.4 **Subdivision:** The standards for subdivisions in the Birtcher Business Center Specific Plan shall be the same as Title 16, Subdivision Ordinance, and City of Corona.
- 6.5 **Development Plan Review:** All development within the Birtcher Business Center Specific Plan shall be reviewed by the Director of Planning according to Section 17.102 of the Corona Municipal Code, prior to the issuance of building permits.
- 6.6 **Administration and Enforcement:** The procedures contained in Section 17.108 (Administration and Enforcement) of the Corona Municipal Code shall apply to all development within the Birtcher Business Center Specific Plan.
- 6.7 **Variance Procedure:** The provisions of Chapter 17.96 of the Corona Municipal Code shall be followed for any variance requests from SP 82-2.
- 6.8 **Precise Plan Review:** Planning Area 1 will require approval of a Precise Plan to review the architecture and site plan layout of the property. The Precise Plan procedure shall comply with Corona Municipal Code Chapter 17.91. [SPA 99-07]