

D. DESIGN GUIDELINES

THE MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN is located within Riverside County's First Supervisorial District. On January 13, 2004, the Riverside County Board of Supervisors adopted "Countywide Design Standards and Guidelines". These design standards and guidelines only apply to single-family residential projects and do not apply to commercial and industrial projects within the First Supervisorial District. Therefore in order to provide guidance for future development within the MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN, the following design guidelines will apply to all implementing development applications submitted within the specific plan.

1. LIGHT INDUSTRIAL

Light industrial development within the MAJESTIC FREEWAY BUSINESS CENTER shall comply with these guidelines. In the event of a conflict between other county design guidelines and these guidelines, these guidelines shall govern. Light industrial developments shall include design features to minimize impacts on adjacent properties. Design features may include items such as landscaping, shielding of lights to minimize direct illumination on adjacent properties, fencing and placement of project driveways. Unless prohibited due to difficulties on a specific site, light industrial development shall comply with the following guidelines:

- a) Building coverage (building footprint square footage divided by total site square footage) shall not exceed 55%.
- b) As set forth in Section 18.12 of Riverside County Ordinance No. 348, the number of parking spaces for provided for light industrial uses will be based upon the following standards:
 - If the number of workers can be determined, the number of parking spaces shall be calculated at 1 space per every 2 employees of the largest shift, and 1 space per vehicle kept in connection with the use.
 - If the number of workers cannot be determined: the number of parking spaces shall be calculated at 1 car parking stall per 250 square feet for office use, plus 1 car parking stall per 500 square feet of fabrication area and areas not committed to any type of use, plus 1 space per 1,000 square feet of storage area.

These parking requirements notwithstanding, the Planning Director (pursuant to the provisions of paragraphs d, e, and f of Section 18.12) may reduce the parking requirement for individual implementing development projects.

- c) For warehouse/distribution facilities, parking shall be designed based on 1 parking space per 2,000 square feet of gross floor area, as set forth in Section 18.12 of

Riverside County Ordinance No. 348, or as otherwise approved by the Planning Director.

- d) Project driveways shall be positioned to provide efficient means of ingress and egress to the project site. If near a street intersection, driveways shall be located a reasonable distance from the intersection.
- e) Driveway widths shall be designed with adequate widths to properly accommodate tractor-trailer trucks for truck entries and automobiles for automobile entries.
- f) For buildings where truck loading faces the public street, truck loading shall be screened from the public street via 8' tall screening. Screening may be accomplished using ornamental iron fencing with landscaping in front of the fencing (i.e., a "living fence") or via concrete screen walls.
- g) Chain link fencing is prohibited along any public streets. Eight-foot chain link fencing may be utilized on the sides and/or rear of buildings in order to properly secure a building or truck yard. Where required by the underlying zoning designation, masonry walls will be used.
- h) Chain link gates may not be utilized as the main entry gate for truck courts coming off of public streets. Ornamental iron gates are acceptable for these types of truck entries.
- i) Prefabricated guard stations are allowed at the main truck entries. Prefabricated guard stations should be painted a color that is complimentary to the building color.
- j) Industrial building design should include "upgraded" design elements at the office areas. Upgraded design elements may include raised parapets, added score lines or reveal lines, accent paint treatment, or glass (for office windows).
- k) Main office entries should be designed for protection from the elements. A slight recess of the main office entry doors from the face of the building is recommended
- l) Overall design of industrial buildings, where visible to public streets, should be sensitive to proper treatment of large areas of the building walls. Large expanses should be broken up by the use of accent painting and score lines or reveal lines.
- m) Truck court lighting and automobile parking lot lighting should be achieved with lights mounted on the building walls where possible in order to minimize the need for light poles around the perimeter of the property. Wall mounted lights in the truck courts should be angled away from the building in order to efficiently light the truck courts and truck maneuvering areas. Where light poles are required they shall not exceed 40' in height.

- n) All parking lots should be “set-back” from the public streets (back of curb) a minimum of 10 feet. The 10-foot setback shall be appropriately landscaped and maintained except for designated pedestrian and vehicular accessways.
- o) Sidewalks in front of industrial buildings are not required.
- p) Outside storage should be placed so that it is out of view from the public streets when possible.
- q) Wherever practical, main truck entries will not be located near existing residences.
- r) Electrical hookups will be installed at all loading and unloading stalls for refrigeration buildings in order to allow the electrical operation of transport refrigeration units (TRUs) with electric standby capabilities.
- s) Signage will be installed directing heavy-duty trucks to identified truck routes that avoid residential areas within vicinity of the project site, where practical.

2. COMMERCIAL

Commercial development within the MAJESTIC FREEWAY BUSINESS CENTER shall comply with these guidelines. In the event of a conflict between other county design guidelines and these guidelines, these guidelines shall govern. Commercial developments shall include design features to minimize impacts on adjacent properties. Design features may include items such as landscaping, shielding of lights to minimize direct illumination on adjacent properties, fencing and placement of project driveways. Unless prohibited due to difficulties on a specific site, commercial development shall comply with the following guidelines:

- a) Commercial/Retail building coverage (building footprint square footage divided by total site square footage) shall not exceed 35%.
- b) Automobile parking spaces shall be designed based on the following: 5½ car parking stalls per 1,000 square feet of net leasable floor space.
- c) Project driveways shall be positioned to provide efficient means of ingress and egress to the project site. If near a street intersection, driveways shall be located a reasonable distance from the intersection.
- d) Driveway widths shall be designed with adequate widths to properly accommodate automobile entries and delivery trucks.
- e) Chain link fencing is prohibited. Where security is required along the front of sides of commercial buildings, ornamental iron fencing is suggested.

- f) Commercial building design should include “upgraded” design elements with special attention paid to the main office entries. Upgraded design elements may include raised parapets, added score lines or reveal lines, accent paint treatment, or glass.
- g) Parking lot lighting may be achieved by a combination of building mounted light fixture and pole mounted light fixtures as required in order to efficiently light the parking lot and pedestrian areas. Light poles may not exceed 40’ in height.
- h) All parking lots should be “set-back” from the public streets (back of curb) a minimum of 10 feet. The 10-foot setback shall be appropriately landscaped and maintained except for designated pedestrian and vehicular accessways.
- i) Public sidewalks are required along public streets in front of commercial buildings.

3. SIGNAGE GUIDELINES

All signage within the MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN shall comply with the following guidelines:

a) General Signage Provisions

1. All signage shall comply with State and County of Riverside regulatory specifications.
2. All signage shall be submitted to the majority ownership of the MAJESTIC FREEWAY BUSINESS CENTER for approval. Requests for signage plan approval shall include the locations and elevations of every each building-mounted and free-standing. Evidence of ownership approval shall be included with all applications for signage plan approval submitted to the County of Riverside.
3. All signs shall be high quality and low maintenance with indirect lighting.
4. Sign colors shall be similar to those used in buildings.
5. If not approved, sign removed and costs are incurred upon Tenant.
6. Damage to buildings when signs are put up and taken down (painted) shall be repaired by tenants within thirty (30) days. The majority ownership of the MAJESTIC FREEWAY BUSINESS CENTER will enforce the requirement to repair building damage.

b) Free-Standing Tenant Signs

1. Free-standing tenant signs may be placed at locations near entry drives, where they are visible to both pedestrians and vehicles.

2. With the exception of shopping centers which may comply with the exception set forth in Section 19.4(a)(4) of Riverside County Ordinance No. 348, not more than one free-standing sign shall be permitted on a parcel of land. Free-standing tenant signs shall be made of high quality materials, based on the industry standard.
3. Colors, along with the overall design of said signs shall be approved by the majority ownership of the MAJESTIC FREEWAY BUSINESS CENTER and the County of Riverside.
4. Along with being in accordance with building codes, signs are the responsibility of the Tenant for upkeep. Tenant will be given a thirty (30) day period to repair damaged signs. If the thirty (30) day period passes, repairs will be enforced by owner.

c) Other Free-Standing Signs

1. Other free-standing signs, which do not identify individual tenants (“directional signs”) will be allowed for each Tenant and may be placed in visible traffic locations and have similar building characteristics.
2. All graphics, color and material used to create numbers and letters will use high grade material, matching the structure of Tenant's building.
3. The sign design and dimensions should be proportionately related to the building and vary depending on the final landscape design, size of sign, coloring and must provide optimal visibility for Tenant's location.
4. All signs shall be maintained in good order and have ability to easily be repaired or replaced.

d) Building-Mounted Signs

1. Buildings that have multiple tenants will have wall signs.
2. Each tenant is limited to a maximum of one building-mounted sign, which shall be placed at the building entry, below the roof line.
3. Signs displaying addresses shall be clearly visible near pedestrian access and vehicle traffic.
4. Lettering shall be made of high quality materials and shall be finished with highest grade of linear polyurethane paint.
5. Halo lighting shall be used for sign lighting.