

Citrus Business Park Specific Plan

Riverside, California

**ADOPTED ON April 13, 2010
RESOLUTION NO. 22005**



CITRUS BUSINESS PARK SPECIFIC PLAN

City of Riverside, California

**April 13, 2010
Resolution No. 22005**

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Table of Contents

- I. INTRODUCTION..... 1**
 - A. PURPOSE AND INTENT1
 - B. AUTHORITY AND SCOPE.....1
 - C. APPLICATION.....2
 - D. CONSISTENCY WITH GENERAL PLAN..... 2
 - E. RELATIONSHIP TO ZONING ORDINANCE.....2
 - F. CONTENTS.....2
 - G. INTERPRETATION.....3
 - H. SEVERENCE.....3

- II. PROJECT OVERVIEW.....7**
 - A. LOCATION AND BOUNDARIES.....7
 - B. EXISTING CONDITIONS.....7
 - C. ISSUES AND OPPORTUNTIES8
 - D. OBJECTIVES AND POLICIES.....10

- III. DEVELOPMENT FRAMEWORK13**
 - A. PROPOSED DEVELOPMENT FRAMEWORK.....14
 - B. LAND USE..... 14
 - C. CIRCULATION 19
 - D. PUBLIC SERVICES 22

- IV. PERMITTED USES, DEVELOPMENT STANDARDS AND DESIGN GUIDELINES25**
 - A. PERMITTED USES 25
 - B. USES SPECIFICALLY PROHIBITED.....29
 - C. DEVELOPMENT STANDARDS 29
 - D. PARKING.....36
 - E. VARIANCES.....36
 - F. DESIGN REVIEW.....36
 - F. ACCESS.....40
 - G. RIGHT-OF-WAY40
 - H. UTILITIES40
 - I. SIGNAGE 41

- V. IMPLEMENTATION.....43**
 - A. CONCLUSION.....43

List of Figures and Tables

| | | |
|-----------------------|--|-----------|
| Figure I — 1 | Regional Location | 4 |
| Figure I — 2 | City Location..... | 5 |
| Figure I — 3 | Specific Plan Boundaries | 6 |
| Figure III — 1 | Existing Land Uses..... | 16 |
| Figure III — 2 | Existing Zoning | 17 |
| Figure III — 3 | Existing General Plan | 18 |
| Figure III — 4 | Proposed Circulation | 21 |
| Figure III — 5 | Existing Water Facilities..... | 23 |
| Figure III— 6 | Existing Sewer Facilities | 24 |
| Table IV —1 | Permitted Uses Table..... | 26 |
| Figure IV — 1 | Landscape Concept | 38 |

I. INTRODUCTION

A. PURPOSE AND INTENT

The Citrus Business Park Specific Plan is established to facilitate the repurposing of a 49 acre site from an industrial area previously dominated by a single user (Fleetwood Enterprises) to a multi-tenant and multi-owner industrial business park. The intent of the Specific Plan is to provide a district for low-intensity and low-impact industrial, office and related uses. Typical uses include research and development facilities and laboratories; administrative, executive and professional offices, small-scale warehouses, light manufacturing; and support commercial.

The Specific Plan area encompasses 49-acres of mostly developed land, with the exception of some vacant land between Rudicill Street and the AT & SF railroad track. The plan addresses planning goals, defines the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Citrus Business Park Specific Plan. The standards and guidelines are intended to:

1. Recognize the unique nature of this site and create unique development standards in an effort to revitalize the area;
2. Provide additional commerce and employment opportunities in this underutilized site;
3. Add flexibility in land use and development standards as a development incentive;
4. Create opportunities to revitalize older buildings and to beautify the entrance into the district.

B. AUTHORITY AND SCOPE

The adoption of this Specific Plan by the City of Riverside is authorized by Section 65450 et. seq. of the California Government Code. The Government Code authorizes cities to prepare, adopt and administer Specific Plans for portions of their jurisdictions, as a means of implementing the General Plan. All specific plans must comply with Sections 65450-65457 of the Government Code. The Citrus Business Park Specific Plan complies with all requirements mandated by State law. The Specific Plan also complies with Chapter 19.820 of the Riverside Municipal Code and all other applicable ordinances of the City of Riverside.

C. APPLICATION

The Citrus Business Park Specific Plan applies only to that property within the City of Riverside and shown as "Citrus Business Park." The boundary of the approximately 49-acre site is shown on Figure I-3: Specific Plan Boundaries.

D. CONSISTENCY WITH GENERAL PLAN

To ensure consistency between the Citrus Business Park Specific Plan and the General Plan, the General Plan 2025 will be amended concurrently with the adoption of this Plan to incorporate and recognize the Citrus Business Park Specific Plan, which will work in concert with the underlying Business/Office Park (BOP) General Plan land use designation.

The Citrus Business Park Specific Plan is consistent with General Plan objectives and policies as discussed in detail in Section II.D.

E. RELATIONSHIP TO THE ZONING ORDINANCE

To ensure consistency between the Citrus Business Park Specific Plan and the Zoning Ordinance, the Zoning Ordinance will be amended concurrently with the adoption of this Plan to include a Citrus Business Park Specific Plan Overlay Zoning designation, which will work in concert with the underlying Business Manufacturing Park (BMP) Zoning designation as well as other provisions of the Zoning Ordinance.

Where land use regulations and/or development standards of the Zoning Ordinance are not consistent with this Specific Plan, the standards and regulations of the Specific Plan will prevail. Unless otherwise noted, any issue or regulation not specifically addressed in this Specific Plan shall be subject to the Zoning Ordinance and/or Municipal Code, or to interpretation by the Planning Director if not specifically covered in the City's existing regulations.

F. CONTENTS

The Specific Plan for Citrus Business Park has been organized to provide a framework which will insure coordinated, efficient and high quality industrial development. The plan is organized into the following sections:

Land Use: This section deals with all aspects of physical development, primarily on private lands. It describes the permitted uses, and the regulations and standards that will control development.

Circulation Plan: This section deals with the general layout and design standards for the roadway network in the Plan Area.

Public Services Plan: This section deals with the public facilities and services required for development.

Development Standards and Design Guidelines: This section deals with design and development criteria which will be specifically required in addition to Title 19 of the Riverside Municipal.

Implementation Plan: This section describes the regulatory procedures and sources of financing as the means of implementing the Specific Plan. The Citrus Business Park Specific Plan provides for a logical distribution of industrial and related support uses within the project area thus promoting creative and imaginative design solutions within a flexible development framework. The Specific Plan, once adopted, will guide the future development patterns in the Citrus Business Park.

G. INTERPRETATION

If ambiguity arises concerning the meaning or applicability of any provision of the Specific Plan, the Planning Director shall have the responsibility to review pertinent facts, determine the intent of the provision, and to issue an interpretation as provided for in Chapter 19.060 of the Riverside Municipal Code.

H. SEVERENCE

If any section, sentence, clause, phrase, word, portion or provision of this Chapter is held invalid or, unconstitutional, or unenforceable, by any court of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this Chapter which can be given effect without the invalid portion. In adopting this Chapter, the City Council affirmatively declares that it would have approved and adopted the Chapter even without any portion which may be held invalid or unenforceable. (Ord. 6966 §1, 2007)

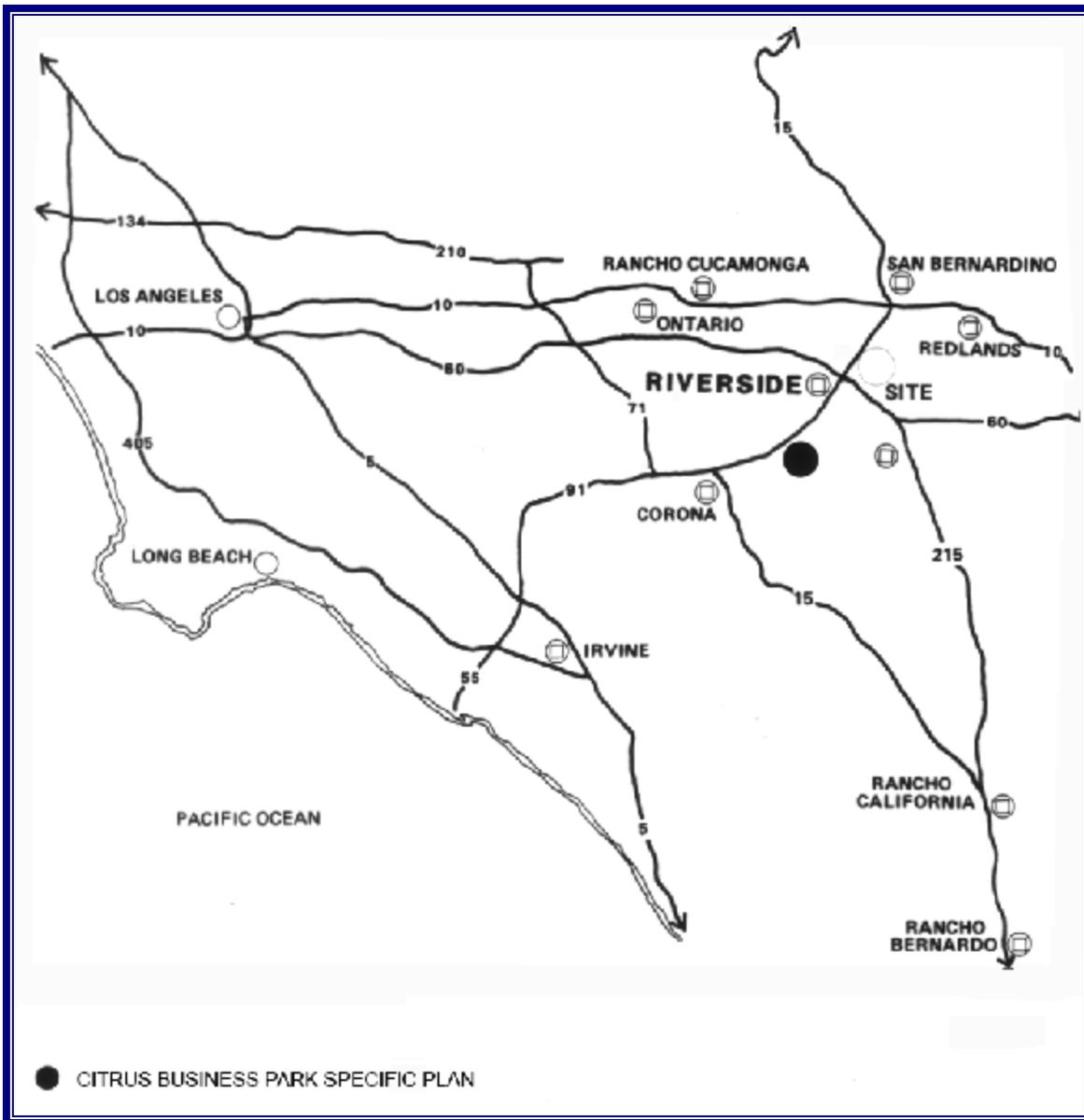


Figure I — 1 Regional Location

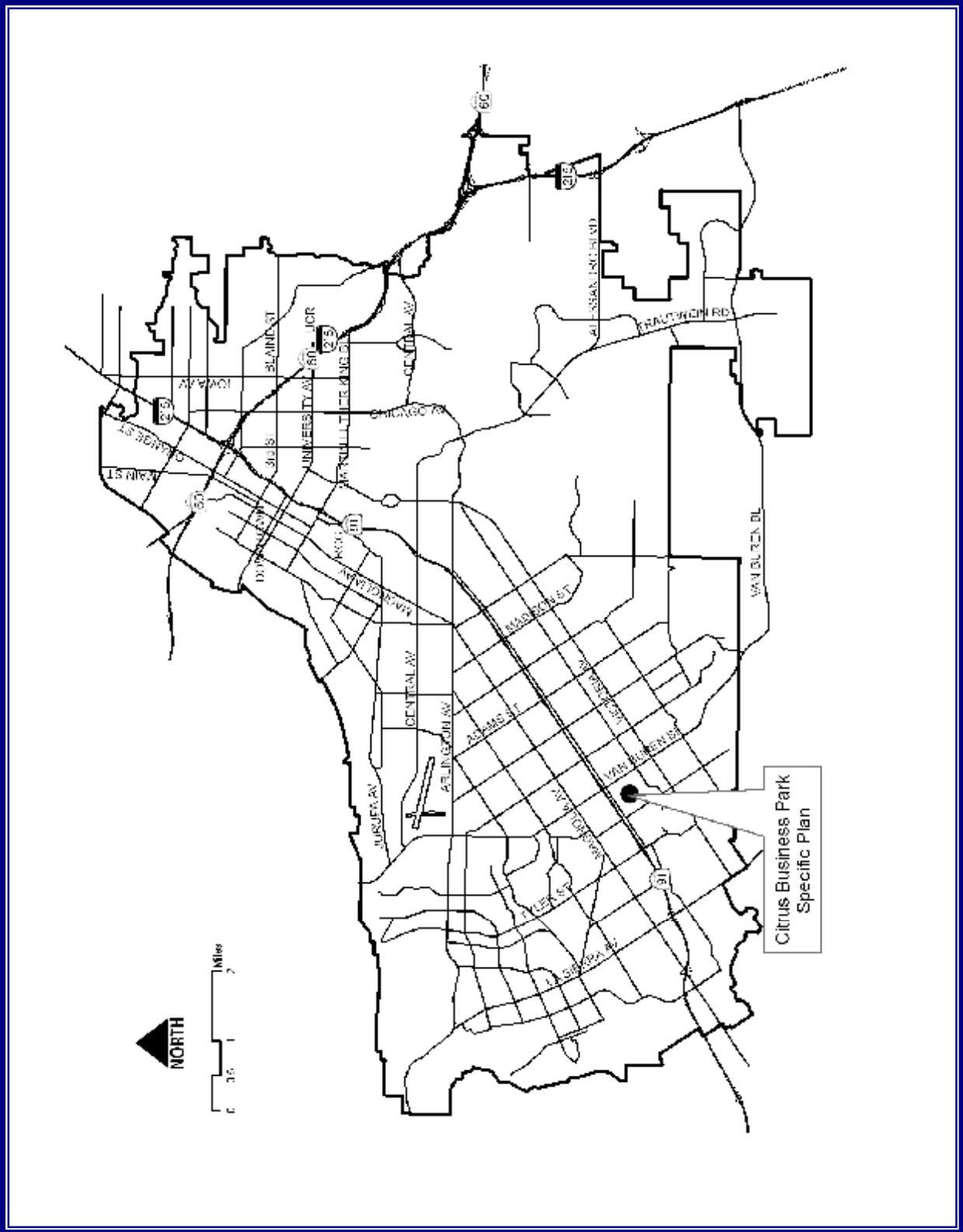


Figure I — 2 City Location Map

II. PROJECT OVERVIEW

A. LOCATION AND BOUNDARIES

The Citrus Business Park consists of 49-acres west of Van Buren Boulevard and southerly of the AT & SF railroad track as shown in Figure I-1: City Location. The Specific Plan area is generally bounded by the AT & SF Railroad to the north, the Gage Canal to the south, Harrison Street to the west and Van Buren Boulevard to the east. Two interior streets, Myers and Rudicill Streets, provide direct access to Van Buren Boulevard. The project area is approximately .17 miles from the 91-Freeway via Van Buren Boulevard. The 91-Freeway provides regional access to the areas of San Bernardino, Los Angeles and Orange Counties. See Figure I-2: Regional Location Map.

B. EXISTING CONDITIONS

Much of the project site, particularly the properties along Myers Street and on the south side of Rudicill Street, were owned and occupied by Fleetwood Enterprises for many years. Fleetwood developed the site to not only serve as its Corporate Headquarters, but also to build mobile homes and recreational vehicles. As such, much of the Specific Plan area is developed with a variety of metal buildings of varying sizes and surface parking areas. A variety of other older buildings in deteriorating condition currently exist on the north side of Rudicill Street, backing up to the AT&SF Railroad. These buildings consist of manufacturing uses.

CT Realty Investors, recently bought Fleetwood's land holdings in the area for the purpose of converting the site to a multi-tenant industrial business park. Upon taking possession of the land, CT Realty Investors have made a number of cosmetic improvements to the site, including facade upgrades, paving, enhanced landscaping and a coordinated sign program. In addition, a landscaped median has been installed on Myers Street to discourage truck traffic from driving through the residential neighborhood to the south. Finally, the property has been subdivided to facilitate the sale of existing buildings to future industrial and office users.

Land uses surrounding the Specific Plan area consist of residential uses to the south, a multi-family residential complex to the east, on the westerly side of Van Buren Boulevard and southerly of Rudicill Street, an elementary school and single family residences to the west and a railroad track to the north with other industrial uses on the other side of the railroad track. The Gage Canal runs along the southerly limits of the Specific Plan area.

Access to the Specific Plan area is limited. From Van Buren, the Specific Plan area can be accessed from Rudicill, which stubs into Myers Street. Myers Street provides direct access to Lincoln Avenue through a residential neighborhood to the south.

The Specific Plan includes a separate parcel with frontage on Harrison Street. That parcel currently has a Medium Density Residential (MDR) General Plan land use designation and an R-1-7000 Zoning designation. However, under Planning Cases P09-0112 and P09-0113, the General Plan land use designation was tentatively changed to Business/Office Park (B/OP) and the zoning was tentatively changed to Business Manufacturing Park (BMP), subject to conditions of approval. In approving these cases, the City Council specifically required that they not be finalized or adopted until a site plan was approved by the Planning Commission. In addition, a waiver of access to Harrison Street and an access easement across the adjacent parcels to the north to Myers Street were required.

C. ISSUES AND OPPORTUNITIES

As previously discussed, this is an older area that is under going a significant transition. As such, there are a number of challenges, many of which can be addressed by this Specific Plan. Following is a discussion of some of the issues facing the redevelopment of this area as well as the opportunities to encourage growth and rejuvenate this unique industrial area.

1. The Specific Plan area is essentially surrounded by residential property on three sides, with limited access and visibility from Van Buren Boulevard. The area is largely built out, primarily with older metal buildings without much ornamentation. Nevertheless, there are a number of opportunities for future development to invigorate this area. Recent façade improvements demonstrate how the older metal buildings can be architecturally enhanced. There is sufficient vacant or underutilized land to accommodate new small-scale buildings within the existing development fabric. New buildings need to be architecturally designed, non-metal buildings to continue to upgrade the overall appearance of the area.
2. The proximity of this industrial area to sensitive receptors, such as a school, apartments and single family residences presents a number of constraints and challenges. Care must be given to protect nearby residential property from incompatible industrial uses. The permitted uses allowed by the Specific Plan must be sensitive to these surrounding environments. Candidate industries include high technology, biotechnology, general research and development and light industrial manufacturing in relatively small buildings. Land use incentives, such as

flexible zoning, need to be considered to encourage the types of uses appropriate for this area.

3. The north side of Rudicill Street is characterized by older industrial buildings and vacant land. This also serves as the primary gateway into the Specific Plan. Opportunities exist to redevelop this area with high-quality industrial buildings that provide an attractive entrance into this industrial park.
4. On one hand, the site is ideally situated off of Van Buren Boulevard and within a few hundred yards of the 91 Freeway. On the other hand, traffic congestion on Van Buren Boulevard can be problematic at most times of day. While the pending upgrades to the Van Buren Boulevard /91 FWY interchange will help, care must be given to attract uses that are compatible with the surrounding area and that will not unduly exacerbate the traffic situation.
5. Similarly, steps need to be taken to discourage cut-through traffic, especially truck traffic, from using Myers Street, a local residential street, to access the industrial park from Lincoln Avenue. A center landscaped median has been placed at the southerly end of Myers Street where the Specific Plan area ends just before the Gage Canal to help discourage trucks from traveling through the adjacent residential neighborhood. Additional traffic calming measures may need to be considered if cut-through traffic problems arise.
6. Infrastructure in this area (utilities, streets, lighting) have been installed and completed. New development will require standard right-of-way improvements where needed. Right-of-way improvements will ease traffic flow and pedestrian movement, in addition to creating a more pleasing environment
7. The parcels located on the west and east sides of Myers Street have been recently remodeled to include a uniform facade design and landscaping. However, the remaining Specific Plan area lacks a cohesive image and area identity. The development of a theme for the area and the subsequent programs necessary to implement the various elements of this theme will help establish a strong image for Citrus Business Park

D. OBJECTIVES AND POLICIES

For Riverside's economy to grow at a pace consistent with its anticipated population growth, the City will need to generate significant numbers of new jobs. Realization of the vision of a more self-contained City, in which highly skilled people both live and work in Riverside, cannot occur unless land use planning decisions are made with the City's larger goal in mind. Collectively, these goals and objectives constitute policy guidelines for the Specific Plan.

The following objectives and policies outline the vision of the General Plan 2025. Objectives and Policies derived from the General Plan 2025 are identified with the designation LU; those unique to the Citrus Business Park Specific Plan are identified with the designation CBP:

Objective LU-9: Provide for continuing growth within the General Plan Area, with land uses and intensities appropriately designated to meet the needs of anticipated growth and to achieve the community's objectives.

Policy LU-9.2 Evaluate proposed amendments to the Land Use Policy Map (Figure LU-10 of the General Plan 2025) to consider the effect such amendments will have on the City's ability to achieve its objectives.

Policy LU-9.3 Designate areas for urban land uses where adequate urban levels of public facilities and services exist or are planned, in accordance with the public facilities and service provisions policies of this General Plan.

Policy LU-9.7 Protect residentially designated areas from encroachment by incompatible uses and from the effects of incompatible uses in adjacent areas. Uses adjacent to planned residential areas should be compatible with the planned residential uses and should employ appropriate site design, landscaping and building design to buffer the non-residential uses.

Policy CBP-1: Provide an attractive, pleasant work place, as reflected in the landscaping, quality buildings, access to parking, and low-impact light industrial uses.

Objective LU-24: Maximize the economic impact of Riverside’s industrial land by careful use of industrial properties, giving priority to clean enterprises that yield large numbers of highly skilled, high-paying jobs relative to the site size.

- Policy LU-24.1: Tailor Zoning regulations for industrial and business/office park uses to ensure that future uses are in concert with the City’s wider policy goals.
- Policy LU-24.2: Strictly limit any redesignation or rezoning of land from industrial use. Avoid encroachments of incompatible land uses within close proximity of industrial land.
- Policy LU-24.4: Develop a Citywide strategy for the economic development of industrial land.
- Policy CBP-2: Establish high quality development that will provide landscaping and building design appropriate to the type of business activity present and future.
- Policy CBP-3: Provide a mix of land use classifications to the Citrus Business Park Specific Plan to accommodate all appropriate industrial, office and support commercial uses at all times.
- Policy CBP-4: Provide clear, implementable development standards that provide flexibility to encourage economic development while at the same time protecting surrounding neighborhoods.
- Policy CBP-5: Provide a new employment center for commerce and industrial uses compatible with the Plan Area.
- Policy CBP-6: Improve the jobs/housing balance in the region by providing local job opportunities in Riverside and, thereby, reducing the home-to-work commute by Riverside residents.

Objective LU-25: Add to the City's industrial land base where logically and physically possible to do so.

Policy LU-25.4: Identify opportunities to redevelop older, underutilized properties.

Policy CBP-7: Encourage the revitalization of older industrial areas by creating incentives for development.

Objective LU-40: Reinforce Arlington South's historic development patterns, conserving the predominant single family character.

Policy LU-40.2: Encourage owners of industrial properties to keep those properties in industrial use in a manner that benefits the community as a whole.

Policy CBP-8: Ensure that future development is compatible with and sensitive to the existing residential neighborhood.

Objective LU-41.1: Encourage a strong, cooperative working relationship between the City and the Arlington South Business community.

Policy LU-41.2: Ensure that commercial properties are well maintained and compatible with adjacent residential land uses.

Policy CBP-9: Provide opportunities for new and revitalized employment centers

III. DEVELOPMENT FRAMEWORK

A. PROPOSED DEVELOPMENT AND FRAMEWORK

The proposed Citrus Business Park Specific Plan is consistent with the content and structure of the Riverside General Plan 2025, but provides a more specific level of detail for implementation. The objectives and policies stated in the General Plan are statements which define the City's aspirations and intentions. In addition to the General Plan's policies and objectives, more specific objectives and policies were established for Citrus Business Park. These are stated in the preceding Chapter.

The Citrus Business Park will accommodate a variety of industrial, industrial support uses and other related and compatible uses. Commercial uses may be permitted where compatible with industrial uses and with the overall goals of the Specific Plan.

The Specific Plan recognizes those factors which will influence and support public and private investment decisions including:

- Full public services to the site;
- Good vehicular access to development sites and to a regional network of arterials and, where appropriate, rail access;
- Attractive, coordinated streetscapes;
- Pleasant surroundings and assurance that future development will be compatible;
- Sufficient flexibility for future, unanticipated market changes;
- Sensitivity to the nearby school and residential uses;
- Availability of public and private facilities in support of industrial development, including services to both management and employees.

The development program for the Specific Plan area is depicted and regulated through a series of plans presented in this report. The following sections present the existing conditions and proposed plans for land use, circulation and public services within the project area. The Land Use and Circulation Plans establish standards and requirements which individual development projects within the Specific Plan area must meet. The plans for Public Services describes existing infrastructure in order to coordinate for future services to serve public-private development.

B. LAND USE

The following section discusses the existing and proposed land uses within and surrounding the Citrus Business Park area.

1. EXISTING LAND USE

Existing uses within the project area are illustrated in Figure III-1. Existing uses consist of office/industrial building suites ranging from 14,000-square feet up to 53,200-square-feet in size on the north and south side of Myers Street. The area on the north side of Rudicill Street is partially developed with industrial and manufacturing uses. The vacant land is owned by the Riverside County Transportation Commission (RCTC) and there are no current plans for this land to be developed. RCTC has deemed this land to be surplus property and is in the process of selling this land. Access to this area is from Van Buren Boulevard off the 91-Freeway.

This overview of the existing land uses is intended to provide a generalized view of the present character of the area. These existing areas exhibit the pattern of uses or character of development which is appropriate for the future image of the Citrus Business Park. The existing land uses under this plan are consistent with those established under the existing Zoning and General Plan land use designations. See Figure III-2 for existing Zoning Map, Figure III-3 for existing General Plan Land Use designation Map and Figure III-4 for land use areas within the Specific Plan.

2. PROPOSED LAND USE

No changes to the General Plan Land Use or Zoning designations are proposed with the adoption of this Specific Plan. Any future development or redevelopment of the area will be consistent with the underlying Zoning and General Plan land use designations.

This district will serve industrial users with the desire to locate within an attractive and cohesive working environment in a centralized location. This district will include, but not be limited to, light industrial uses, research and development facilities, laboratories, administrative facilities, limited types of warehousing, wholesale operations, and religious and educational institutions. The location of an existing rail line at the northerly end of the specific plan area provides excellent opportunities to serve future industrial uses.

In order to facilitate this vision, some flexibility has been built into the Specific Plan. In particular, a wider range of uses is permitted by right than is typically allowed in the underlying BMP Zone and site specific design standards have been established. The Development Standards and Design Guidelines presented in Chapter IV clearly establish the zoning tools and design mechanisms for achieving the desired image of this area.

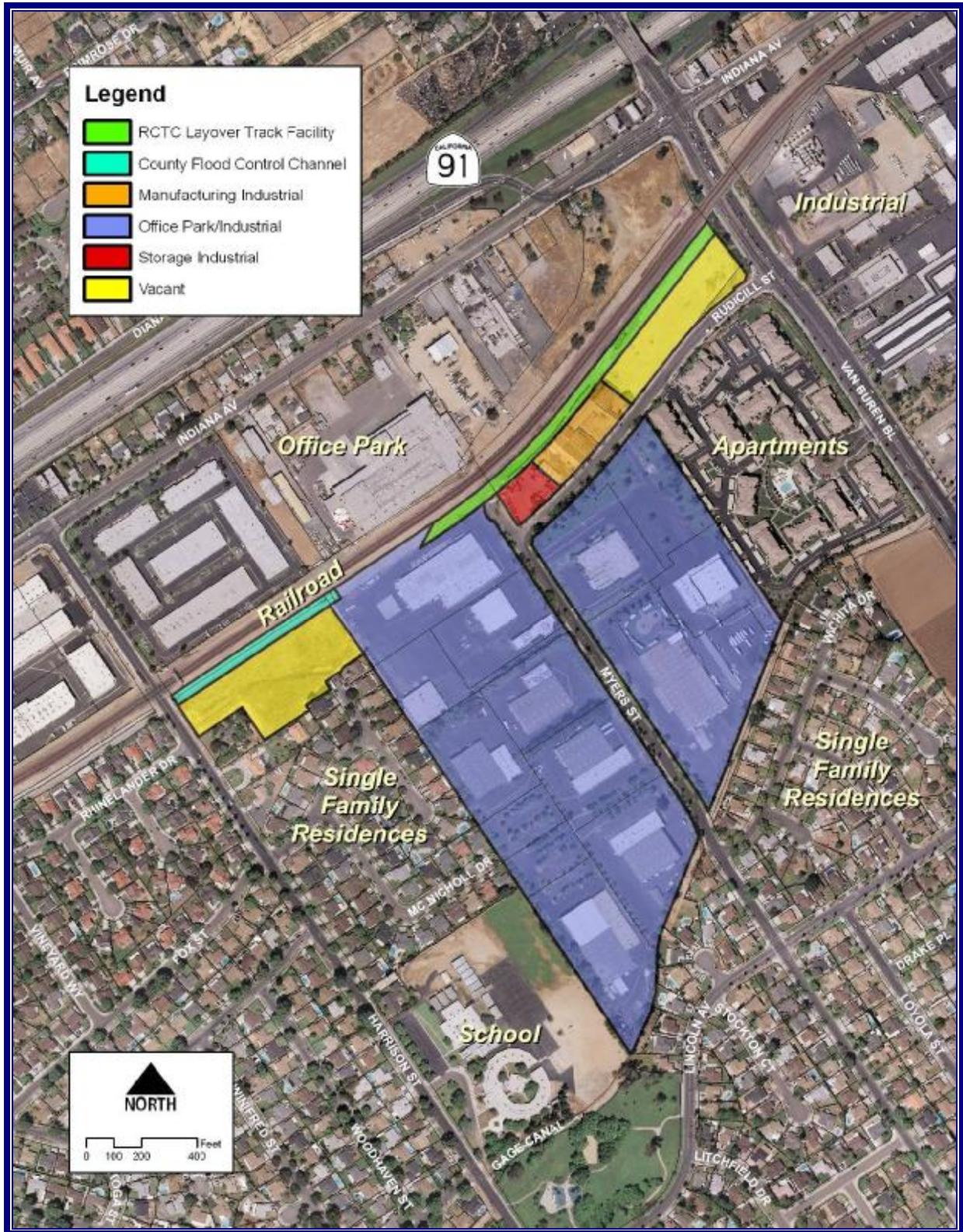


Figure III — 1 Existing Uses

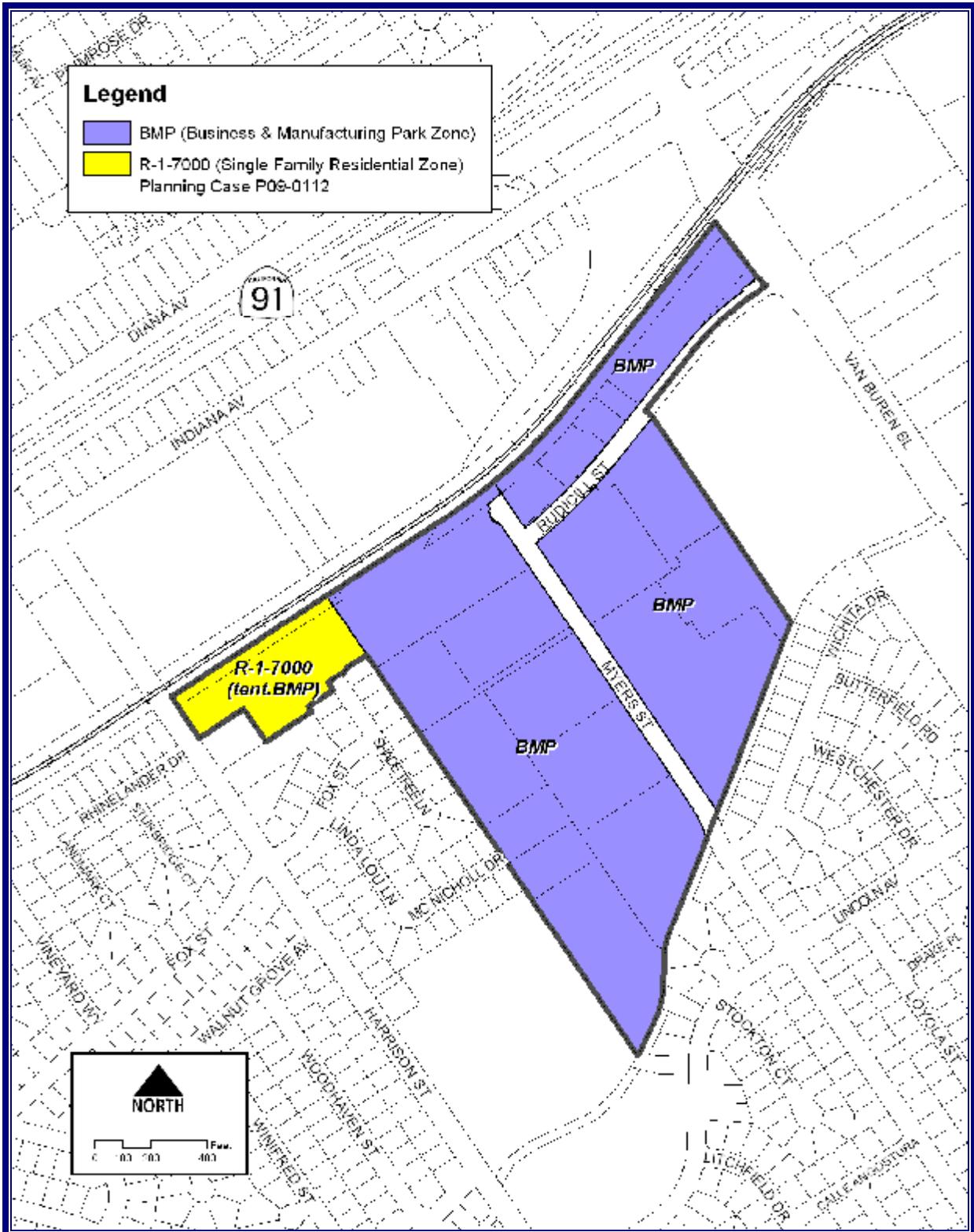


Figure III— 2 Existing Zoning

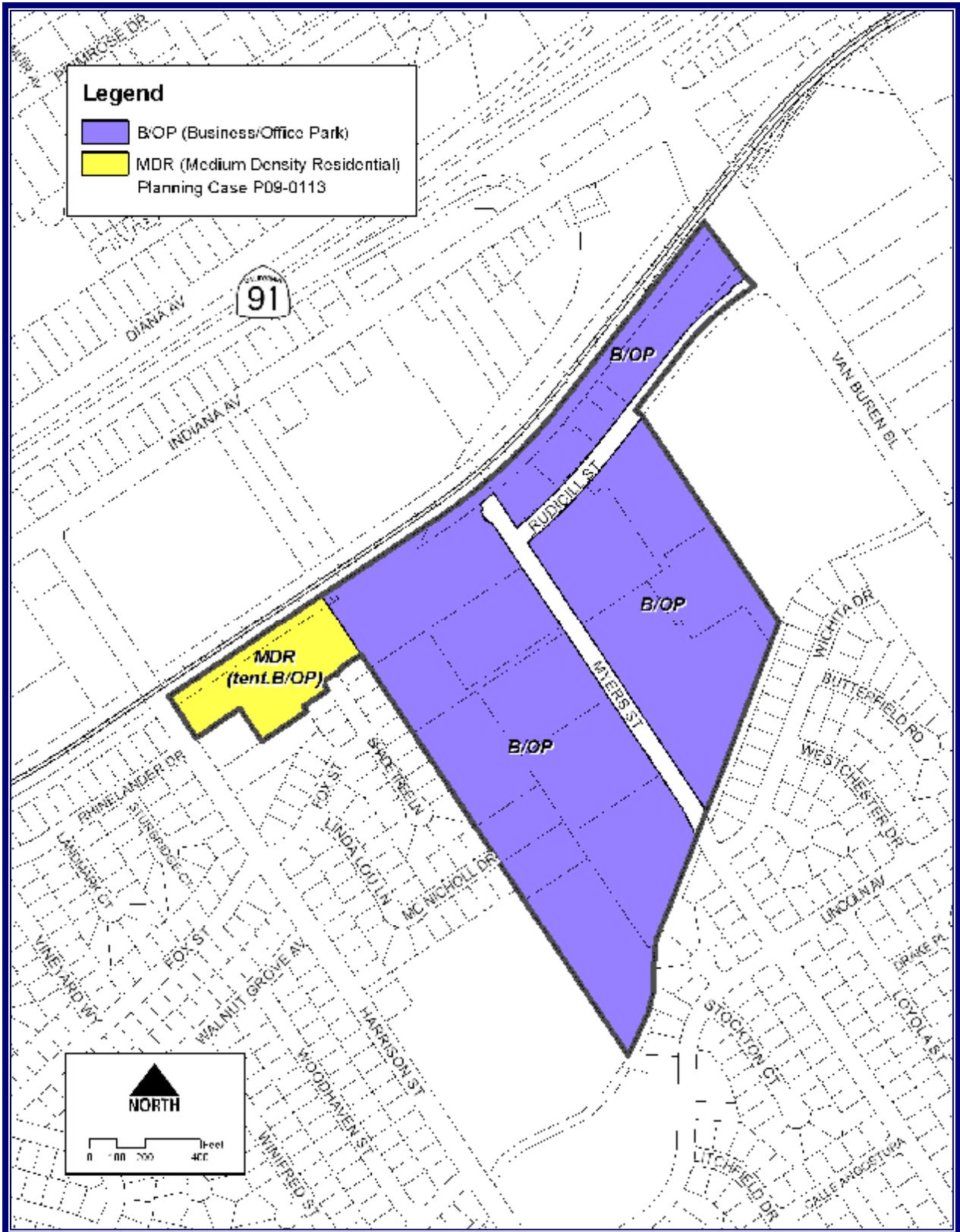


Figure III — 3 Existing General Plan

C. CIRCULATION

1. EXISTING

The Specific Plan is well served by a regional road network anchored by an existing interchange of the 91 Freeway (Riverside Freeway) at Van Buren Boulevard. Van Buren Boulevard provides direct access to the project area. Although access to the site is also available to Lincoln Avenue via Myers Street, such access to the industrial park is discouraged since it traverses a single family residential neighborhood.

The pattern of arterials and collector streets within and adjacent to the project area are along Van Buren Boulevard, Rudicill Street, Myers Street, Lincoln Avenue and Harrison Street. Based upon a study conducted by RK Engineering Group, Inc., dated May 2, 2008 (Planning Case P08-0434), the following four relevant intersections were evaluated:

- a) Van Buren Boulevard/Rudicill Street
- b) Van Buren Boulevard/Lincoln Avenue
- c) Myers Street/Lincoln Avenue
- d) Harrison Street/Lincoln Avenue

The study concluded that all study area intersections are currently operating at an acceptable level of service during existing peak hour conditions. The study also concluded that for project build-out in 2011, including the area west and east of Myers Street, all study area intersections are projected to operate at acceptable levels of service during the peak hours.

During a field survey as part of the Traffic Study conducted by RK Engineering Group, Inc. (May 2008), it was observed that numerous vehicles speed along Myers Street and utilize Myers Street for cut-through traffic. As a result of the study, a center landscaped median has been placed at the southerly end of Myers Street where the Specific Plan area ends just before the Gage Canal to help discourage trucks from traveling through the adjacent residential neighborhood.

RAIL

The existing location of railroad lines within and adjacent to the project area provides opportunities to serve future industrial uses envisioned for the Citrus Business Park. This factor makes the area ideally suited for a light industrial business park.

2. PUBLIC TRANSPORTATION

The Riverside Transit Agency (RTA) provides bus service within the City of Riverside and the project area. Bus Route 14, which runs along Van Buren Boulevard, connects the Pierce Street and Sterling Street area to the Downtown terminal.

3. PROPOSED CIRCULATION

The proposed circulation system for the project area relies on Van Buren Boulevard, a major arterial, which currently exists in its ultimate right-of-way configuration within the project area.

As recommended by the study prepared by RK Engineering Group, Inc. (May 2008), a traffic-calming landscaped median has been installed long Myers Street at the southerly end of the project limits to discourage truck from traveling south on Meyers Street through the residential neighborhood.

As well, the parcel fronting on Harrison Street will be required to take access from the northerly parcel onto Myers Street for any BMP use established on such lot in order to not allow traffic onto Harrison Street, a street serving residences on the south side of the railroad.

See Figure III-4 for Circulation Map

4. RIGHTS-OF-WAY

New development will require standard right-of-way improvements where needed. Dedication of the right-of-way, as shown on the City's Circulation/Transportation Planned Street Lines shall be required as a condition of approval for all development. Right-of-way improvements will ease traffic flow and pedestrian movement, in addition to creating a more pleasing environment.

The proposed circulation system for the project area relies on one major thoroughfare, Van Buren Boulevard, which currently exists and serves this area. Van Buren Boulevard is already constructed to its ultimate right-of-way width within the project area.

The following street classifications under the Circulation Element of the Riverside General Plan are located within the Specific Plan:

| | | |
|---------------------|---|-----------------------------|
| Van Buren Boulevard | - | 120-Foot Arterial (6 Lanes) |
| Rudicill Street | - | 66-Foot Local (2 Lanes) |
| Meyers Street | - | 66-Foot Local (2 Lanes) |
| Lincoln Avenue | - | 66-Foot Local (2 Lanes) |
| Harrison Street | - | 80-Foot Collector (2 Lanes) |

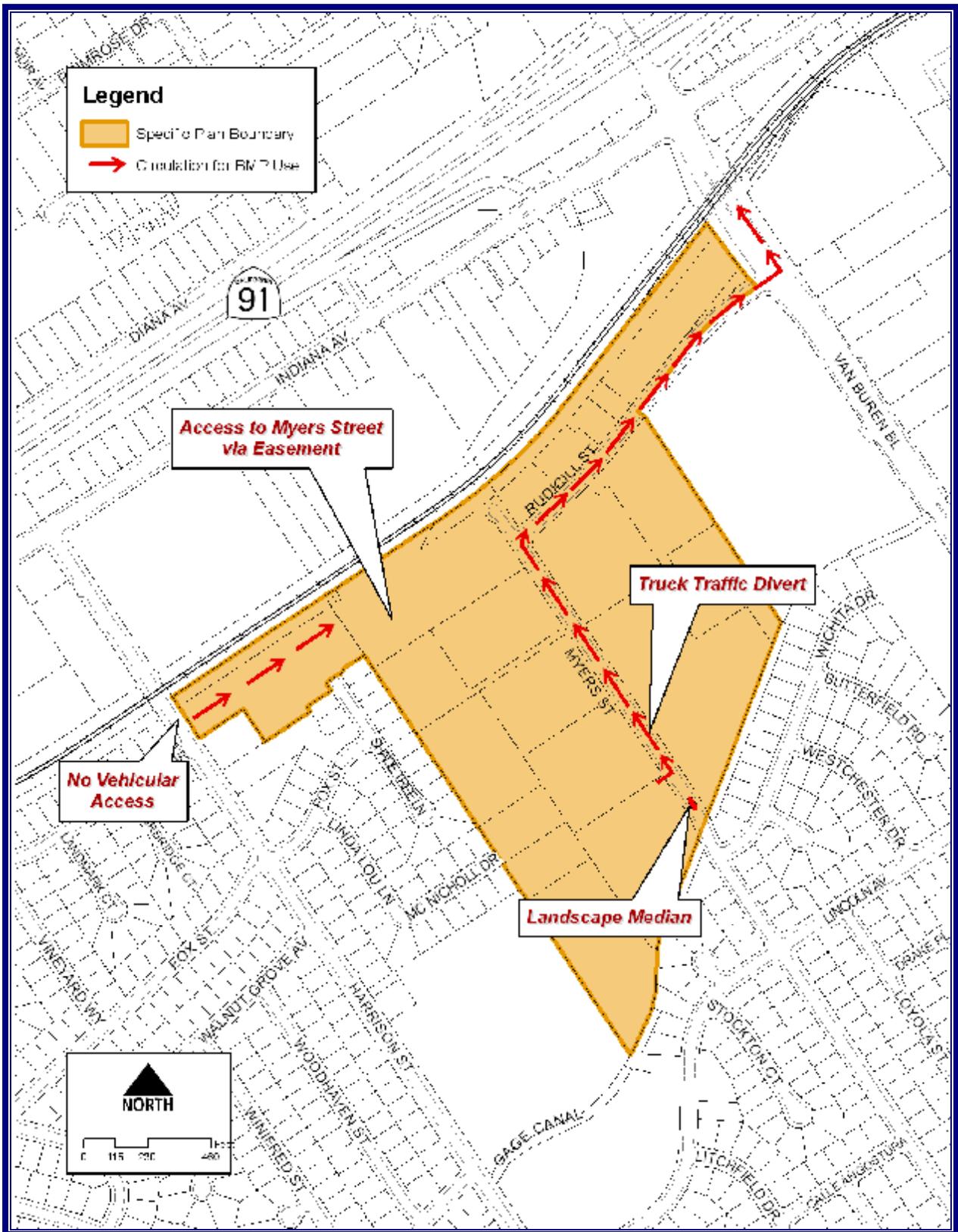


Figure III — 4 Proposed Circulation

D. PUBLIC SERVICES

1. INFRASTRUCTURE

Figures III-5 and III-6 depict existing infrastructure plans that address existing and future needs relative to the future development of the Citrus Business Park area and illustrate the means by which public services will be provided. It should be noted that the provisions for public utilities discussed in this section are an extension of the system which serves to the property line only. Each developer is responsible for utility lines on their property.

2. OTHER UTILITIES

The Citrus Business Park lies within service areas of the City of Riverside (electricity, water and sewer), the Southern California Gas Company (Gas), Pacific Telephone (Telephone), and private solid waste companies. The existing utility network supports the Specific Plan area. As well, all Flood Control master planned facilities within the specific plan area have been completed.

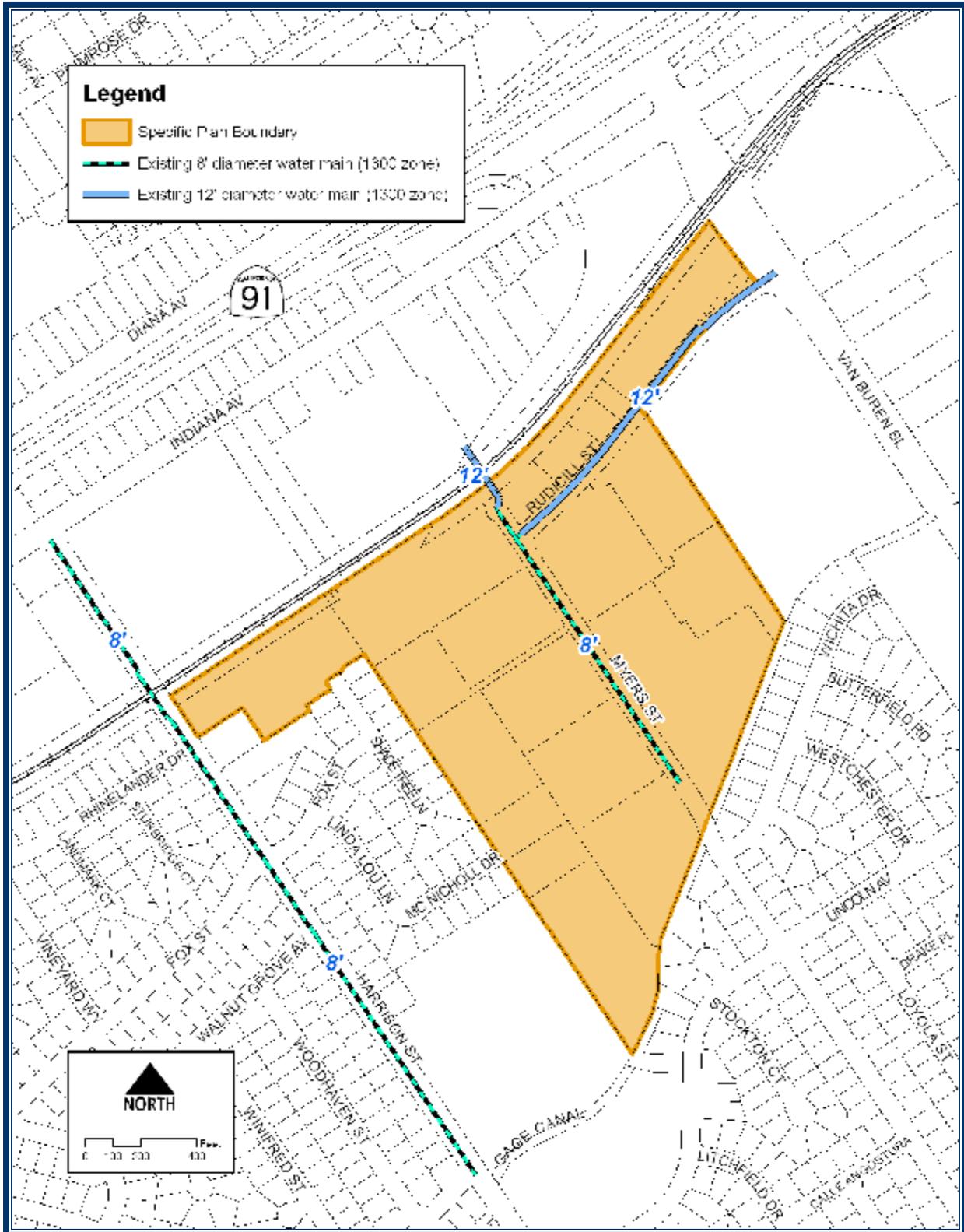


Figure III — 5 Existing Water Infrastructure

IV. PERMITTED USES, DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The Development Standards and Design Guidelines for the Citrus Business Park Specific Plan consist of three main sub-sections:

1. Land Uses - This section outlines the uses permitted by right, conditional uses, and minor conditional uses within the plan area. These uses are consistent with the existing B/OP General Plan land use designation of the plan area and are generally consistent with the existing and proposed BMP Zoning. However, the Specific Plan does endeavor to add flexibility to the permitted land uses, where appropriate.
2. Development Standards – This section sets standards, together with current city zoning standards set forth in Title 19 of the Riverside Municipal Code, are intended to implement the Citrus Business Park Specific Plan.
3. Design Guidelines – This section establishes special design considerations unique to the Specific Plan which are not addressed in the Riverside Municipal Code. They are intended to be utilized by the City, developer and builder to insure that proposed development will proceed in an efficient and coordinated manner, to create a high quality industrial park area.

A. PERMITTED USES

Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Bases Zones Permitted Land Uses) under the BMP Zone shall identify permitted uses, permitted accessory uses, uses permitted subject to the approval of a minor conditional use permit or conditional use permit, or subject to the approval of a some other specified permit, **EXCEPT** as otherwise **specified in Table IV-1 (Permitted Uses Table) in the Citrus Business Park Specific Plan**. In other words, Table IV-1 notes exceptions to the Zoning Code that are unique to the Specific Plan. Uses not listed in the Zoning Code or in the Permitted Uses Table (Table IV-1) are prohibited, unless the Planning Director determines that such use is similar to and no more detrimental than a listed permitted or conditional use.

NOTE: The parcel Fronting on Harrison Street is subject to additional Development Standards in Section IV.C.2 of this Specific Plan.

| Use | Permitted/ MCUP/ CUP | Development Standards and Additional Requirements |
|---|------------------------------|---|
| Assemblies of People – Non-Entertainment A. 150 seats or less (e.g., Places of Worship, Fraternal, Service Organizations, Conference Facilities, etc.), including storefront | Permitted | 1. Permitted by right if use complies with all requirements of Section IV.C.3 (Development Standards) of the CBPSP. If any development standard is not met or if any variances are required, a Minor Conditional Use Permit is required. 2. Administrative Site Plan review. |
| B. More than 150 Seats | Conditional Use Permit | 1. Subject to requirements of Section IV.C.3 of the CBPSP. |
| Dental Office (4,000 square-feet or less) | Permitted | 1. See requirements in Section IV.C.4 of the CBPSP. 2. Administrative Site Plan review. |
| Larger than 4,000 square feet | Minor Conditional Use Permit | Subject to requirements of Section IV.C.4 of the CBPSP |
| Laundry, Commercial (Cleaning Plants, Industrial Laundries, Carpet and Upholstery Cleaners) | Permitted | |
| Medical uses, clinics, doctor’s offices, urgent/express care (4,000 square-feet or less) | Permitted | 1. Permitted by right if use complies with all requirements of Section IV.C.4 (Development Standards) of the CBPSP. If any development standard is not met or if any variances are required, a Minor Conditional Use Permit is required. 2. Administrative Site Plan review. |
| Larger than 4,000 square feet | Minor Conditional Use Permit | Subject to requirements of Section IV.C.4 of the CBPSP. |

Table IV — 1 Permitted Uses

Continued Next Page

| Use | Permitted/ MCUP/ CUP | Development Standards and Additional Requirements |
|--|------------------------------------|---|
| Optometrist (4,000 square-feet or less) | Permitted | 1. Permitted by right if use complies with all requirements of Section IV.C.4 (Development Standards) of the CBPSP. If any development standard is not met or if any variances are required, a Minor Conditional Use Permit is required 2. Administrative Site Plan review. |
| Larger than 4,000 square-feet | Minor Conditional Use Permit | Subject to requirements of Section IV.C.4 of the CBPSP |
| Outdoor Storage – Incidental to a permitted use only. | Permitted | 1. All requirements of Section IV.C.5 (Development Standards) of the CBPSP shall apply. 2. Administrative Site Plan Review |
| Recreational Facilities – A. Health and Fitness Clubs/Gyms - Less than 4,000 square feet B. Other Indoor Health and Facilities, such as rock climbing, gymnastics and athletic training facilities | Permitted Permitted | 1. Permitted by right if use complies with all requirements of Section IV.C.6 (Development Standards) of the CBPSP. If any development standard is not met or if any variances are required, a Minor Conditional Use Permit shall be required. 1. Administrative Site Plan Review. |
| Health and Fitness Clubs/Gyms – Larger than 4,000 square feet | Conditional Use Permit | Subject to requirements of Section IV.C.6 of the CBPSP. |
| Rental of small equipment and tools, such as hand tools, carpentry tools, walk behind trenchers and rototillers, and generators | Permitted | 1. Permitted by right if use complies with all requirements of Section IV.C.7 and IV.C.5 (Development Standards) of the CBPSP. If any development standard is not met or if any variances are required, a Minor Conditional Use Permit shall be required. 2. Subject to Administrative Site Plan review. |

Table IV — 1 Permitted Uses

Continued Next Page

| Use | Permitted/ MCUP/ CUP | Development Standards and Additional Requirements |
|---|----------------------------|---|
| Schools (150 students or less at any given time), including Colleges, Community Colleges, Universities and Professional Institutions (Public and Private), Vocational and Technical, Specialty Non-degree (dance and martial arts), and Tutoring Centers | Permitted | 1. Permitted by right if use complies with all requirements of Section IV.C.8 (Development Standards) of the CBPSP. If any development standard is not met or if any variances are required, a Minor Conditional Use Permit is required. 2. Administrative Site Plan Review |
| Schools (More than 150 students at any given time), including all of the above | Conditional Use Permit | 1. Subject to requirements of Section IV.C.8 of the CBPSP. |
| Small Contractor’s Business – Offices and limited storage of small equipment, materials, and fleet vehicles for contractors who are in trades involving limited construction activities, such as, but not limited to, plumbing, landscaping, painting, electrical, carpentry, and other services. | Permitted | 1. Permitted by right if use complies with all requirements of Section IV.C.5 and IV. C.9 (Development Standards) of the CBPSP. If any development standard is not met or if any variances are required, a Minor Conditional Use Permit shall be required. 2. Administrative Site Plan review. |
| Vehicle Accessories Installation, limited to custom performance parts, tinting, and excluding audio or stereo installation | Permitted | 1. Permitted by right if use complies with all requirements of Section IV.C.10 (Development Standards) of the CBPSP. If any development standard is not met or if any variances are required, a Minor Conditional Use Permit is required. 2. Administrative Site Plan Review. |
| Vehicle Repair Facility (Minor), as defined in the Zoning Code, Chapter 19.910 | Permitted | 1. Permitted by right if use complies with all requirements of Section IV.C.10 (Development Standards) of the CBPSP. If any development standard is not met or if any variances are required, a Minor Conditional Use Permit is required. 2. Administrative Site Plan Review. |
| *Note: Parcel Fronting on Harrison Street is subject to additional Development Standards in Section IV.C.5 | | |

Table IV — 1 Permitted Uses

B. USES SPECIFICALLY PROHIBITED

Uses not listed in the Permitted Uses Table (Table IV-I) or uses listed in Section 19.130.025 of the Riverside Municipal Code (Uses Specifically Prohibited) are specifically prohibited unless, pursuant to the provisions of Chapter 19.060 (Interpretation of Code), the Planning Director determines that such use is similar to and no more detrimental than a listed permitted or conditional use. Uses not permitted by State or Federal law are strictly prohibited.

No uses shall be permitted which will emit any offensive odor, dust, noxious gas, noise, vibration, smoke, heat, or glare beyond the parcel wherein such use is located. No heavy industrial/manufacturing uses that would generate toxic fumes or odors or involve the storage and maintenance of heavy machinery or equipment are permitted, except as allowed by this section.

C. DEVELOPMENT STANDARDS

The development standards of the Zoning Ordinance shall apply unless otherwise noted in the Specific Plan. Most notably, Table 19.130.030 A (BMP Industrial Standards), Section 19.130.040 (Additional Standards, Regulations and Requirements for the BMP) and 19.130.060 (Other Regulations Applicable to Industrial Zones) of the Riverside Municipal Code set forth the minimum development standards and requirements for all development in the Citrus Business Park area, except as otherwise noted in the Specific Plan. In particular, site specific standards have been developed for parcels fronting on the north side of Rudicill Street and for the parcel with frontage on Harrison Street. In addition, specific standards have been developed for several uses as described in Table IV-1. These unique development standards are detailed below:

Site Specific Standards

1. ***Parcels on the North Side of Rudicill Street*** -
 - a) A minimum 15-foot building and landscape setback from the front property line shall be required, unless a greater building setback is required for a specific use by the Approving Authority.
 - b) All parking standards and requirements shall comply with the Zoning Code (Section 19.580).
 - c) A minimum 6-foot high wall shall be provided along the rear property of parcels abutting the railroad track, except where a building is proposed along the rear property line. A minimum 3-foot landscape setback shall be provided between the wall or building and rear property line for the planting of shrubs and/or vines to minimize graffiti and provide an attractive “green wall” visible from the railroad.

- d) Buildings shall be oriented toward the front property line with parking areas to the side or rear of the building. Loading areas should not be readily visible from the street.

2. *Parcel Fronting on Harrison Street:*

At the time of adoption of this Specific Plan, the parcel fronting on Harrison Street is in the R-1-7000 Zone. As such, it can be developed with one single family residence, or as otherwise permitted by the R-1-7000 Zone. However, as discussed in Section II, this parcel has been tentatively approved for rezoning to the BMP Zone and is intended to be developed with industrial uses in the future. Upon completion and compliance with the following requirements, the applicant/developer shall initiate finalization of the rezoning of this property from the R-1-7000 to BMP (Planning Case P09-0112). The application of any other overlay zones for the use of the property shall be subject to a separate review in accordance with the necessary applications.

- a) Any development or use of this property shall be in connection with the adjacent parcel to the north and both lots shall be required to be consolidated, unless a separate use and site plan is approved by the Approving Authority and provided an access easement to Myers Street is recorded across the northerly parcel.
- b) No vehicular access to Harrison Street shall be allowed. All vehicular access shall be from Myers Street.
- c) A reverse frontage and landscape setback shall be required on Harrison Street in accordance with the BMP Zone requirements.
- d) A perimeter, minimum 8-foot high split-face block wall shall be installed prior to occupancy of any use.
- e) A minimum 10-foot wide landscape planter shall be installed along the southerly property line adjacent to the residences for the installation of mature canopy trees for screening, or as determined by Planning staff.
- f) A minimum 8-foot high perimeter wall along the railroad track shall be treated with landscaping to prevent graffiti. A minimum 3' landscaped setback shall be provided between the wall and the property line for the planting of shrubs and/or vines to minimize graffiti and provide an attractive "green wall"
- g) A pedestrian gate shall be included on Harrison Street to ensure routine maintenance of the reverse frontage.
- h) A covenant shall be required to include the following restrictions for the on-going operation of this property: 1) All outdoor storage shall not extend above the height of the

required the walls; 2) No outdoor operation shall take place between the hours of 8 p.m. and 7 a.m.; 3) Any future uses or any change in use on the subject property shall be subject to the review and approval of Planning staff, and a separate site plan review shall be required, as necessary; and all setbacks under the BMP Zone shall be met.

- i) The applicant shall meet with the neighbors within 300-feet of the subject property prior to the submittal of plans for a proposed use prior to review by the Planning Commission.

Specific Use Standards

3. *Assemblies of People (150 seats or less/more than 150 seats) – Non-Entertainment*

- a) Parking shall be provided in accordance with Chapter 19.580 (Parking and Loading). In determining the adequacy of existing parking to serve assemblies of people -non-entertainment uses, the Approving Authority may take into account such factors as off-peak hours of operation of the use relative to other uses within the complex. The Approving Authority may impose such conditions as necessary on the operating hours and characteristics of the operations to provide for adequate parking at all times.
- b) Normal operations of the facilities shall be restricted to indoor uses;
- c) No outdoor activities or speakers are permitted;
- d) Hours of operation shall be limited to between 7:00 a.m. and 10:00 p.m.;
- e) Any outdoor use, such as festivals, carnivals, shall be subject to the granting of a Temporary Use Permit, in accordance with Section 19.740 of the Zoning Code; and
- f) A traffic management plan shall be provided directing participants to use Van Buren Boulevard and Rudicill Street to access the facility and discouraging the use of Myers Street through the residential neighborhood.

4. *Dental and Medical Uses and Optometrists –*

These uses are intended for smaller scale facilities where the size and nature of business is designed to be compatible with nearby industrial uses. The following standards shall apply:

- a) The facility shall be designed to be compatible with nearby industrial uses.

- b) Adequate parking shall be provided and shall comply with the standards in the Zoning Code.

5. *Incidental Outdoor Storage*

The purpose of regulating outdoor storage is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. Any outdoor storage shall be clearly incidental to a permitted use. The following shall apply:

- a) In the case of a lot backing up to a residence or a school and where there is a drive aisle and/or parking between the building and the rear property line, outdoor storage shall not be permitted in such area in between the building and rear property line,
- b) All outdoor storage on lots abutting a residence or school shall have a minimum 20-foot landscaped setback along the rear property line.
- c) A site plan showing all required walls/fences/screening, parking, and drive aisles shall be submitted for administrative Design Review approval.
- d) The lot shall be paved with not less than 2-and-a-half inches of asphaltic concrete or an equivalent surfacing meeting the established standards and specifications of the Public Works Department for a minimum depth measured from all abutting existing or street rights-of-way.
- e) All such areas shall be graded and drained so as to dispose of all surface water in a manner consistent with water quality control standards enforced by the Public Works Department.
- f) All such areas shall be maintained in good repair, in a clean, neat and orderly condition.
- g) Any outdoor storage or permissible equipment shall be no higher than the required walls/fences nor shall any outdoor storage be visible from public view.
- h) *Backing up to residences:* a minimum 20-foot landscape planter shall be provided for any outdoor storage in the rear yard of parcels backing up to residences.
- i) *Street frontage:* All such areas shall have a landscaped area not less than 20 feet in depth or the depth of the required yard area, whichever is greater, maintained along the street side of the lot.
- j) All such areas shall be provided with internal circulation, safe entrances and exits meeting the established standards and

specifications of the Planning Division and Public Works Department.

- k) When permissible outdoor storage is utilized, such storage shall be visually screened from all adjacent building sites and public streets and alleys by a solid masonry wall at least 6-feet high and no more than 9-feet high, or by a building. Any other wall higher than 9-feet high shall be subject to the review and approval of the Planning Director.
- l) The screening herein required shall be established at or before the time any area is used for outdoor storage.
- m) Where topographical conditions or existing structures are such that strict compliance with the requirements of this section would not be necessary to accomplish the purposes of this section, the Approving Authority may waive compliance with all or part of such requirements.

6. *Recreational Facilities*

- a) All uses shall be conducted within a completely enclosed building.
- b) Parking shall comply with the Zoning Code, Section 19.580. In determining the adequacy of existing parking to serve such uses, the Approving Authority may take into account such factors as off-peak hours of operation of the use relative to other uses within the complex. The Approving Authority may impose such conditions as necessary on the operating hours and characteristics of the operations to provide for adequate parking at all times.
- c) The use shall be designed to be compatible with the nearby industrial uses and sensitive to nearby residential uses. The Approving Authority may impose such conditions as appropriate to ensure compatibility.
- d) Hours of operation shall be limited to the hours between 7:00 a.m. and 10 p.m., seven days a week.

7. *Rental of Small Equipment and Tools*

- a) All permitted equipment shall not extend beyond the height of a maximum 8-foot high wall.
- b) All incidental maintenance shall be conducted within an enclosed building.

- c) Hours of operation limited between 7 a.m. to 9 p.m., seven days a week.
- d) No exterior noise buzzers or ringers and testing of equipment outdoors shall be permitted.
- e) Any outdoor storage associated with this use shall be a minimum of 250-feet away from any residence.
- f) The outdoor storage of odorous materials, plants, soil, bulk goods or cement shall be prohibited.

8. ***Schools***

- a) A minimum 20-foot setback shall be required from any residential zone or any residence.
- b) Hours of operation shall be limited to between 7:00 a.m. and 10:00 p.m.
- c) All classes shall have a minimum 30-minute break in between to allow for adequate parking disbursement.
- d) All instructional classes for all vocational or trade schools shall comply with all requirements and uses of this Specific Plan and all subjects taught shall be uses permitted under the Specific Plan.
- e) A traffic management plan shall be provided directing participants to use Van Buren Boulevard and Rudicill Street to access the facility and discouraging the use of Myers Street through the residential neighborhood.
- f) In determining the adequacy of existing parking to serve such uses, the Approving Authority may take into account such factors as off-peak hours of operation of the use relative to other uses within the complex. The Approving Authority may impose such conditions as necessary on the operating hours and characteristics of the operations to provide for adequate parking at all times.

9. ***Small Contractor's Business***

The purpose of operational standards is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. The following shall apply;

- a) All permitted equipment (small skip loaders, small back hoes, and trenchers, etc.) shall not extend beyond the height of a minimum 8 to 9-foot high wall.
- b) The outdoor storage of odorous and loose materials (sand, gravel, dirt, etc.), plants, soil, or cement shall be prohibited.
- c) All waste material shall be placed in an appropriate container with dust control measures.
- d) All routine maintenance of equipment shall be conducted within an enclosed building
- e) All operations shall comply with the City's Noise Ordinance (Title 7 of the Municipal Code. All mechanical equipment shall be enclosed and noise levels shall not create a nuisance to the nearby residences and other businesses.
- f) All requirements of Section IV.5 (Incidental Outdoor Storage) shall apply.

10. *Vehicle Repair Facility*–

- a) The minimum site area shall be one-half acre (net).
- b) Service bays shall be oriented to minimize their visibility from public rights-of-way and residential areas.
- c) A minimum 6-foot-high decorative masonry wall shall be erected along all property lines adjacent to any property zoned for residential use.
- d) Any setback adjacent to a public street shall be fully landscaped.
- e) Buildings located adjacent to property zoned for residential use shall be at least 50-feet away from any residence and shall be constructed to meet exterior sound level limits required by the Noise Ordinance, Title 7 of the Municipal Code.
- f) All repair work shall be conducted within an enclosed building.
- g) Outdoor display of merchandise shall not be permitted.
- h) A minimum 15-foot landscaped setback shall be provided adjacent to public streets.
- i) Adequate vehicle parking and maneuvering areas shall be provided to allow for safe internal and external circulation patterns.
- j) Inoperable vehicles shall not be stored on the property longer than thirty days.

- k) Requirements of Section IV.5 (Incidental Outdoor Storage) shall apply.
- l) The operation shall comply with the Noise Ordinance at all times and shall not exceed maximum allowable noise levels, in accordance with Sections 7.25 and 7.30 of the Noise Ordinance.
- m) The use of exterior public address systems and buzzers shall be prohibited.
- n) Delivery trucks shall not be permitted to idle. They shall be encouraged to minimize acceleration and maintain reduced vehicle speed while on the site. Signs to this effect should be prominently posted.
- o) Hours of operation shall be limited to between 7:00 a.m. and 6:00 p.m., Monday through Friday only.

D. PARKING

All parking shall conform with Chapter 19.580 of the Zoning Code. In the case of overlapping uses permitted under this Specific Plan, parking shall be determined by the designated Approving or Appeal Authority in conjunction with required land use or development permits, based on the impacts of the particular proposal

E. VARIANCES

A variance application may be filed whenever any deviation from the development standard provisions of the Specific Plan is proposed, including, but not limited to, those standards related to height, lot area, yards, setbacks, lot dimensions, signs and parking. Variance procedures shall comply with Section 19.720 (Variance Procedures) of the Zoning Code.

F. DESIGN REVIEW

The design review procedures set forth in Section 19.710 (Design Review) of the Zoning Code shall apply to all new buildings, structures and signs, and exterior alterations or enlargements of existing buildings within the Citrus Business Park Specific Plan.

1. Design Guidelines

The Citywide Design and Sign Guidelines for Industrial land uses shall apply to the Citrus Business Park Specific Plan. These guidelines address site design, parking and loading, architecture, landscaping, walls and fences, screening, lighting, and signs.

2. Architectural Concept

The architecture of Citrus Business Park shall possess an underlying compatibility among the various buildings through the use of harmonious materials, finishes, and colors while promoting individual expression and identity. All buildings can project simplicity while contrasting the existing metal elements through recently remodeled office fronts consisting of stucco facades with reveals to add detailing.

3. Building Materials

Existing Buildings

The addition or expansion of an existing metal building shall be allowed to consist of existing materials, provided they are architecturally compatible with the existing building. Such metal building additions shall be designed to appear permanent, such as the inclusion of at grade foundations, and should include decorative non-metal accent features.

New Buildings

Any new buildings or structures shall not consist of metal buildings, except as part of an architectural feature to tie in with the rest of the business park. Except for existing metal buildings, prefabricated metal, such as roll formed metal siding or corrugated metal, shall be prohibited from use within the Citrus Business Park Specific Plan boundaries. This does not preclude the use of metal architectural features as part of architecturally designed buildings. An example of this would be alucabond, brushed steel or corten steel.

4. Landscape Concept

The basic objective of the Landscape Concept is to create a strong sense of project identity throughout the Citrus Business Park Specific Plan Area. Figure III-2 shows recently installed landscape improvements in which all new areas to be developed shall follow in the same pattern using similar plant materials and concepts.

G. ACCESS

Circulation standards are intended to assure the effectiveness, capacity and safety of the roadways. It is understood that the south end of Myers Street, as it approaches Lincoln Avenue, is a residential area with driveways that front Myers Street. Traffic calming measures have been evaluated to mitigate current and future traffic conditions from impacting the nearby residential streets to the south. A traffic-calming landscaped median has been installed long Myers Street at the southerly end of the project limits. As well, the parcel fronting on Harrison Street is required to take access from the easterly parcel onto Myers Street for any BMP use established on such lot in order to not allow traffic onto Harrison Street, a street serving residences on the south side of the railroad. Whenever possible, employees, patrons, clients, students and other people doing business within the Citrus Business Park Specific Plan shall be directed to avoid using Myers Street to cut through the adjacent residential neighborhood to the south.

H. RIGHT-OF-WAY

Dedication of the right-of-way, as shown on the City's Circulation/ Transportation Planned Street Lines or in this Specific Plan, shall be required as a condition of approval for all development.

I. UTILITIES

The purpose of the utility service standard is for the efficient distribution of utilities designed to be compatible with the surrounding environment. All utilities exist within the Citrus Business Park Specific Plan areas. For any new projects, approvals for the installation of any new cable conduits in the public right-of-way are required by the Public Works and Public Utilities Departments.

J. SIGNS

Signage shall follow the following requirements and shall be subject to Design Review staff approval:

1. *Business Park Identification Monument Sign*

A business park identification monument sign is intended to identify the gateway into the Citrus Business Park at the corner of Van Buren Boulevard and Rudicill Street. The property commencing at the northwest corner of these intersections is part of the Specific Plan and is at a higher grade than Rudicill Street. As such, the sign should be architecturally integrated with existing unique site conditions to create a aesthetically pleasing entry statement into the Specific Plan. The following shall apply:

- a) One monument sign, maximum 6-feet high and 50-square-feet, at the northwest corner of Van Buren Boulevard and Rudicill Street shall be permitted for purposes of identifying the Citrus Business Park and anchor tenant, if applicable. The design shall be subject to Design Review staff approval. However, the Planning Director is authorized to grant a larger size due to topographic, grade, and unique site features of the site where the sign is to be placed, provided that the sign is architecturally integrated onto such site conditions.

2. *Monument Wayfinding Identification Signs*

The monument wayfinding signs are intended to provide identification to those building located behind another building without direct frontage along a street. The Citrus Business Park is served by shared driveways leading to buildings in the rear that makes it difficult to these buildings since they are not placed along the street. The following requirements shall apply:

- a) *Myers Street -*

A maximum of two, four-foot high monument signs, with a maximum sign area of 25-square-feet shall be permitted on the westerly side of Myers Street for the identification of the rear buildings that are not visible from Myers Street. Each sign may display up to 4 articles of information.

- b) *Rudicill Street -*

A maximum of one, four-foot high monument sign, with a maximum sign area of 25-square-feet shall be permitted along the

southerly side of Rudicill Street for the identification of the rear building. The sign may display up to 2 articles of information.

3. ***Building Signs***

Building sign requirements are intended to apply to all buildings within the Specific Plan. The following shall apply:

- a) For each use or occupancy, 1 building sign per building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway, a maximum of 1 square foot of sign per lineal foot of frontage of the lease space or building occupied by the use, but not to exceed 200 square feet of total sign area. For each lease space or building with a minimum width of 80 feet, a maximum of 2 building signs shall be allowed on each building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway. Total square footage of all signs on each building frontage shall not exceed 1 square foot of sign per lineal foot of building frontage, up to a maximum of 200 square feet combined area of all signs on a given frontage.
- b) All building signs must be located on and directly parallel to a building wall, canopy fascia or mansard roof directly abutting the use or occupancy being identified and directly facing a parking lot, mall, street, driveway, alley or freeway.

4. ***Window Signs***

Window sign requirements are intended to apply to all buildings and lease spaces within the Specific Plan. The following shall apply:

- a) Except for signs painted directly on the exterior surface of the window, all window signs must be located on or adjacent to the inner surface of a window directly used by the use or occupancy being identified and be directly facing a parking lot, mall, street, driveway, alley or freeway.

V. IMPLEMENTATION

The Citrus Business Park Specific Plan will be implemented through private actions and investments. The private sector will continue to be responsible for on-site buildings, parking, landscaped, local employee open space and maintenance. These include roads, water, sewer and storm drainage improvements, railroad crossing improvements, electrical undergrounding, public street lighting, public transportation, bicycle lanes, entry points, special intersections, special streetscapes and maintenance. The Planning Director shall interpret this plan as to any other land uses not specifically listed in section IV.A of this specific plan and shall have the ability to determine whether such other uses are similar to and no more detrimental than those listed permitted or conditional uses in this plan.

CONCLUSION

Throughout this document, the challenges of the Citrus Business Park Specific Plan area (adjacent residential area, circulation and access, and lack of an image) have been discussed. The Citrus Business Park Specific Plan is designed to make this area compatible with existing surrounding uses.