

## Review Process

The first step in conceptual urban design for Trans-Park '81 is the adoption of this Specific Plan, relating the Trans-Park '81 property development to the overall concept of Ontario International Centre. After the adoption of the Specific Plan, several additional planning steps are required to insure the quality of the eventual development. At a conceptual/planning level a planning area plan will establish a more precise urban design for individual components of the development and a site plan review will finally establish the design of individual buildings and complexes. As a result of these determinations, development documents including tentative tract maps, and construction drawings will be submitted for final review prior to actual construction. Trans-Park '81 is proposing to combine the planning area review and site plan review procedures, since the planning area boundaries correspond directly to the three parcel boundaries which constitute the entire Trans-Park '81 site.

### Specific Plan Review

The Specific Plan is, in effect, a Master Plan for the overall Trans-Park '81 project. According to the Government Code, this document describes urban design principles, land uses, capital improvement infrastructure and sets forth the Comprehensive Planned Development Regulations as minimum development standards for Trans-Park '81.

The Specific Plan is reviewed by and approved by the City of Ontario Planning Commission and the City Council, including announced public hearings.

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Once adopted by the City of Ontario, the Trans-Park '81 Specific Plan forms the legal framework for the evaluation of actual development documents.

#### Planning Area Review

Phased development suggests that certain development influences will not be fully known during the Specific Plan phase as the broad description of development policy.

For this reason, it is important to establish another level of review (and planning information for development applicants) based on smaller portions of the Trans-Park '81 land area, describing parcels or subdivisions of more meaningful size and character.

The Planning Area Plan contains a complete conceptual description of the physical urban design program of the given Planning Area to be reviewed and approved by the Planning Commission. The Plan shall indicate the following:

1. Location and configuration of common areas.
2. All buildings and structures to include proposed use location, and approximate size and height ranges.
3. Yards and distance between buildings.
4. Perimeter walls and fences to include location, height and materials.
5. Off-street parking to include location, number of spaces (regular, and compact), dimensions of parking area and internal circulation pattern.

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6. Pedestrian, bicycle, vehicular and service circulation, including points of ingress and egress to the site.
7. Loading areas to include location, number of spaces, internal circulation.
8. The location and general nature of outdoor lighting fixtures.
9. The location and general nature of landscaping elements including streetscape plans and freeway edge treatment, if applicable.
10. Street circulation patterns and design.
11. An architectural program for the entire submitted Planning Area.
12. Any other information deemed necessary by the City Planner.
13. Detailed signing guidelines supplementary to the CPD regulations of the Specific Plan as necessary to insure compatibility with the design theme(s) of the Planning Area.

#### Public Signing Manual

A public signing manual shall be submitted for review and approval by the Planning Commission describing the design of all public signing to be used over the entire Specific Plan Area. This public signing manual shall be submitted prior to or concurrent with the first Planning Area Plan to be submitted and must comply with all standards of the City of Ontario and CPD regulations of this document. All related signs shall be in conformance with the "Manual on

Uniform Traffic Control Devices for Streets and Highways", U. S. Department of Transportation, Federal Highway Administration and the "Traffic Manual" issued by the Department of Transportation of the State of California.

#### Site Plan Review

Prior to development within a Planning Area, a Site Plan shall be submitted to the City of Ontario Planning Department. The Site Plans will be submitted concurrently with Planning Area Plans and will include all or any logical part of the development within a planning area.

A Site Plan will present a detailed design for each project within a Planning Area. Site Plans will be subject to the approval of the Development Advisory Board of the City of Ontario. The Planning Commission has the option to call up any DAB site plan approved for a non-public hearing review at a regularly scheduled meeting.

The applicant shall submit for Site Plan Review in the form of drawings which conform to the Site Plan Review Application procedures of the City of Ontario.

All construction shall be in compliance with the Uniform Building Code, Uniform Fire Code and all other ordinances adopted by the city pertaining to construction and related safety features.

### Planning Commission Review

The Planning Commission's review of conditional use permits and variances will result in:

1. Unconditional approval.
2. Conditional approval.
3. Disapproval.

In approving conditional use permits and variances, the Planning Commission shall determine that:

1. The provisions and intent of this specific plan for Trans-Park '81 are complied with.
2. Traffic Circulation and public infrastructure is acceptable and the public safety and welfare is protected.
3. The significant adverse environmental effects on the project have been mitigated, consistent with provision of a satisfying and suitable living and working environment for residents of this City and State, or economic social and other conditions make it infeasible to mitigate the significant adverse environmental effects identified for the project.

### Revisions

Revisions shall be made in accordance with State Law and Sec. 9-3. 2450 through 9-3. 2465 of the Ontario Municipal Code.

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