# ADMINISTRATION

## DEVELOPMENT APPROVAL PROCESS

### Overview

This Specific Plan document establishes building intensities, street locations, technical master plans for services, etc. Subsequent to Specific Plan approval, project applicants will submit individual building elevations, and architectural details for [illegible] approval by the Development Advisory Board.

review and

### Review Prior to City Submittal

#### CCC North Approving Agent

As specified in the CC&R's for California Commerce Center North, any proposed division or resubdivision of any parcel of land, the construction of any improvement within Sectors A-D, H-K, and N of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan, or any proposed revision or amendment to this document affecting those Sectors must be submitted to and approved by the CCCN Approving Agent prior to submittal of the application to the City of Ontario. The purpose of this review is to pre-screen development submittals to ensure that they meet the minimum requirements of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan prior to their submittal and review by the City (see Figure VI-1).

The City shall retain its discretionary authority to review applications within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area.

Implementation of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan will require the coordination of existing City of Ontario review procedures and other implementation actions discussed below.

### City Review Procedures

#### Zoning Ordinance

Upon adoption of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan, all land use and development regulations, guidelines, and procedures set forth in this Specific Plan shall replace those of the City of Ontario Zoning Ordinance. The Specific Plan is to establish permitted land uses, maximum square footages, infrastructure improvements and phasing. It is not the intent of the Specific Plan to identify precise details pertaining to architecture and specific design treatments.

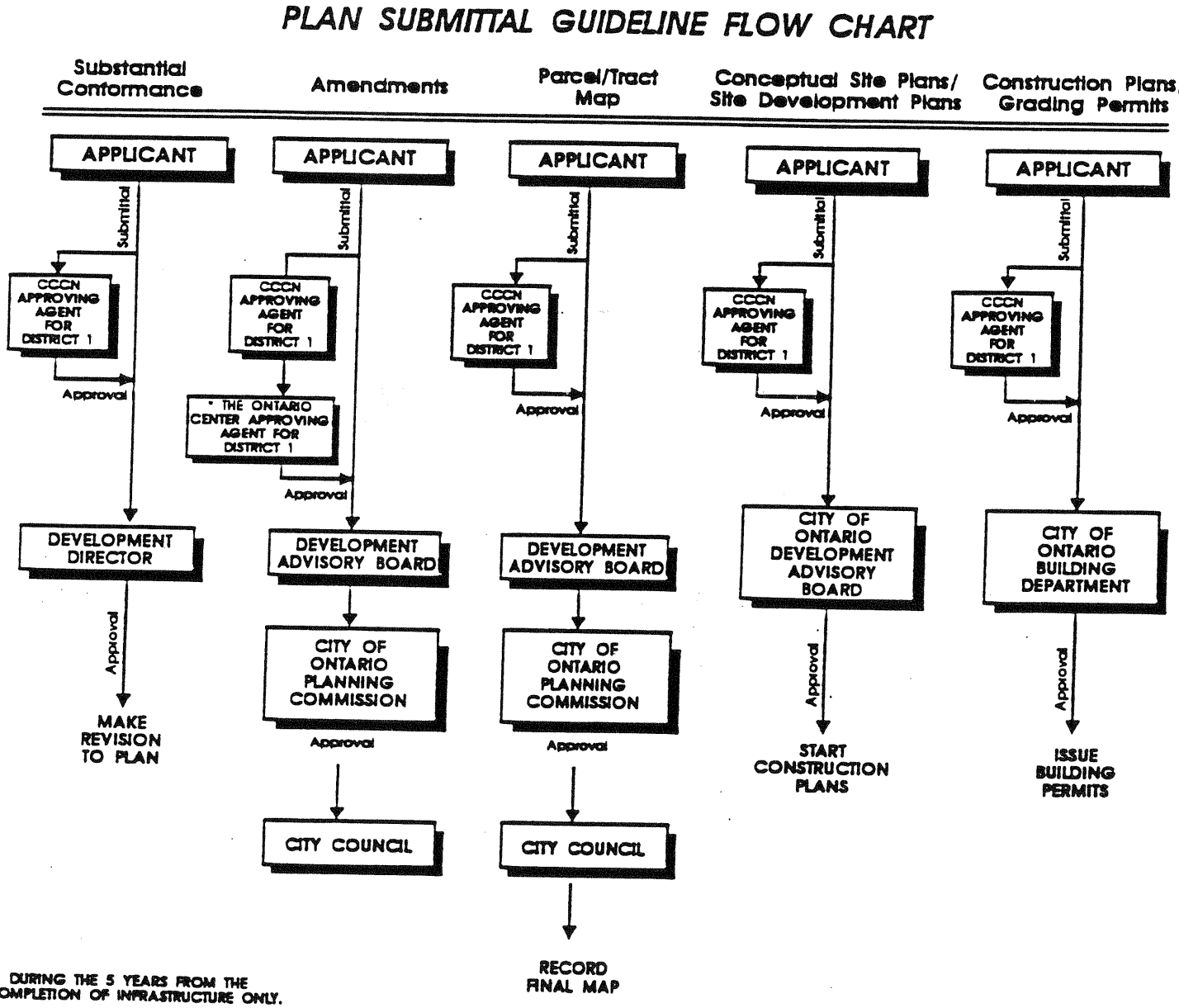
# CALIFORNIA COMMERCE CENTER NORTH

## GATEWAY PLAZA

## WAGNER PROPERTIES

## SPECIFIC PLAN

## PLAN SUBMITTAL GUIDELINE FLOW CHART




* DURING THE 5 YEARS FROM THE COMPLETION OF INFRASTRUCTURE ONLY.

CCCN: CALIFORNIA COMMERCE CENTER NORTH

SOURCE: PLANNING NETWORK, 1992.

FIGURE VI-1

*Site Approval/Development Review*

To ensure compliance with all applicable standards and regulations of the Specific Plan, all projects shall be subject to review and approval by the City of Ontario.

Where a land use is identified in Section V, Land Use and Development Regulations as "Permitted", a site plan shall be submitted to the City of Ontario Planning Department for review and approval by the Development Advisory Board. Review of site plans will include review of items such as, but not limited to, location of buildings, off-street parking, landscape areas, loading facilities, and entries/exits; dedication of streets as required by the Specific Plan; recommendations of the City Engineer as to required infrastructure provision; compatibility with surrounding development; consistency with the provisions of this Specific Plan and the City Zoning Ordinance; and other specific conditions affecting public health, safety, and welfare.

*Conceptual Site Plans*

If one parcel in a Sector applies for approval of a site development plan, then a conceptual site plan must be submitted along with the site development plan application for the entire Sector in which it is located. The purpose of the conceptual site plan is to illustrate the manner in which the proposed site plan will fit with full buildout of the Sector, ensuring opportunity for a cohesive, well-planned layout. Full buildout represents existing development, proposed development, and future development. The conceptual site plan will include review of items such as, but not limited to location of buildings; areas for off-street parking, landscaping, and loading facilities; and entries/exits. It is not the intent of the conceptual site plan to establish precise alignments and locations of buildings, parking, access points, etc of future development areas not part of the Site Development Plan application.

Sign, Lighting, Street Furniture omitted Accidentally

*Land Division Review*

Procedures for the division of land within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area shall be governed by the City of Ontario subdivision ordinance and this Specific Plan.

*Design Review*

Subsequent to approval of the Specific Plan and Site Plan for Sector A, Development Advisory Board shall make a recommendation to the Planning Commission for approval of design details, such as architectural elevations, colors, materials and signs. Design review approval shall be secured prior to the issuance of any permit for the exterior of the regional mall building. This review, which will occur subsequent to review of the mall site plan, is intended to provide for a more detailed examination of architectural and landscape design than can be expected to occur during the site plan review.

Application shall be made to the Development Director, and shall be accompanied by the fee prescribed in the City of Ontario fee schedule, if any. The following information shall be submitted to the City of Ontario Development Director at the initiation of the design review process:

- a site plan showing the location of all proposed buildings, structures, planted or landscaped areas, paved areas, and other improvements, and indicating the proposed uses and activities on the site;
- drawings or sketches showing the elevations of all proposed buildings, sufficiently detailed and dimensioned to indicate the scale, height, and massing of the building, including proposed entry features; and
- a preliminary landscape plan, indicating the location, type, and extent of proposed landscaping and hardscape areas, including plant selection and indication of the size of plants to be provided.

The design review submittal shall be reviewed by members of the Development Advisory Board for conformance with the provisions of this specific plan.

***Fees***

All applications submitted to the City of Ontario pursuant to this Specific Plan shall be accompanied by the appropriate fee as approved by Resolution of the City Council.

***Environmental Evaluation***

An Environmental Evaluation is required by the City of Ontario to be submitted with any land division or site plan application. The City of Ontario's Planning staff will review all environmental documentation prior to review of development plans. Applicants should refer to the Mitigation Measures contained in this Section of the document and the Environmental Impact Report prepared for the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area.

***Appeals***

An appeal from any determination, decision, or requirement of staff, Development Advisory Board, or the Planning Commission shall be made in conformance to the appeal procedures established by Section 9-3.3400 of the Ontario Municipal Code.

## SUBSTANTIAL CONFORMANCE

The purpose of substantial conformance is to provide a mechanism which would allow flexibility in development of the Specific Plan area. Substantial Conformance allows for a non-substantial modification to the approved Specific Plan, which does not modify the effect of the approval on surrounding property. Substantial Conformance may include, but is not limited to, modifications necessary to comply with Final Conditions of Approval or modifications affecting infrastructure, public services and facilities, landscape palette, and other issues except those affecting project financing and development regulations (see Figure VI-1).

Substantial conformance shall not include modifications in the basic design of the project, significant additions to the height or bulk of the approved use, or increases in the density or intensity of the approved use.

### *Determination of Substantial Conformance*

Determination of substantial conformance shall be made by the City of Ontario Development Advisory Board. The proposed modification must comply with the intent of the Specific Plan.

### *Guidelines for Determination of Substantial Conformance*

Omitted Substantial Conformance findings.

*Infrastructure*

Modifications to the alignment of roads; creation of local public and/or private streets; or adjustments to individual infrastructure facilities such as drainage, sewer, and water shall be subject to substantial conformance determinations. In order to approve substantial conformance modifications of specific plan infrastructure, the Development Director shall have first conferred with the City Engineer, and have made the finding that the proposed modification will not result in any significant impacts which were not previously addressed and resolved in the processing of the Specific Plan.