

11.0 ADMINISTRATION

11.1 DEVELOPMENT REVIEW PROCEDURE

11.1.1 SITE PLAN REVIEW

Site development plans shall be subject to review and approval by the City of Ontario Development Advisory Board (DAB) in accordance with the provisions of Article 31 of the City of Ontario Zoning Code. The DAB is a technical review committee composed of representatives of the city departments responsible for the physical development of the city. The purpose of the site plan review generally involves the evaluation of the design, open space and landscaping, architecture, and signage of a development. The overall purpose of the site plan review is to ensure that the development is compatible with the character and quality of surrounding development and enhances the appearance of the area in which the development is located.

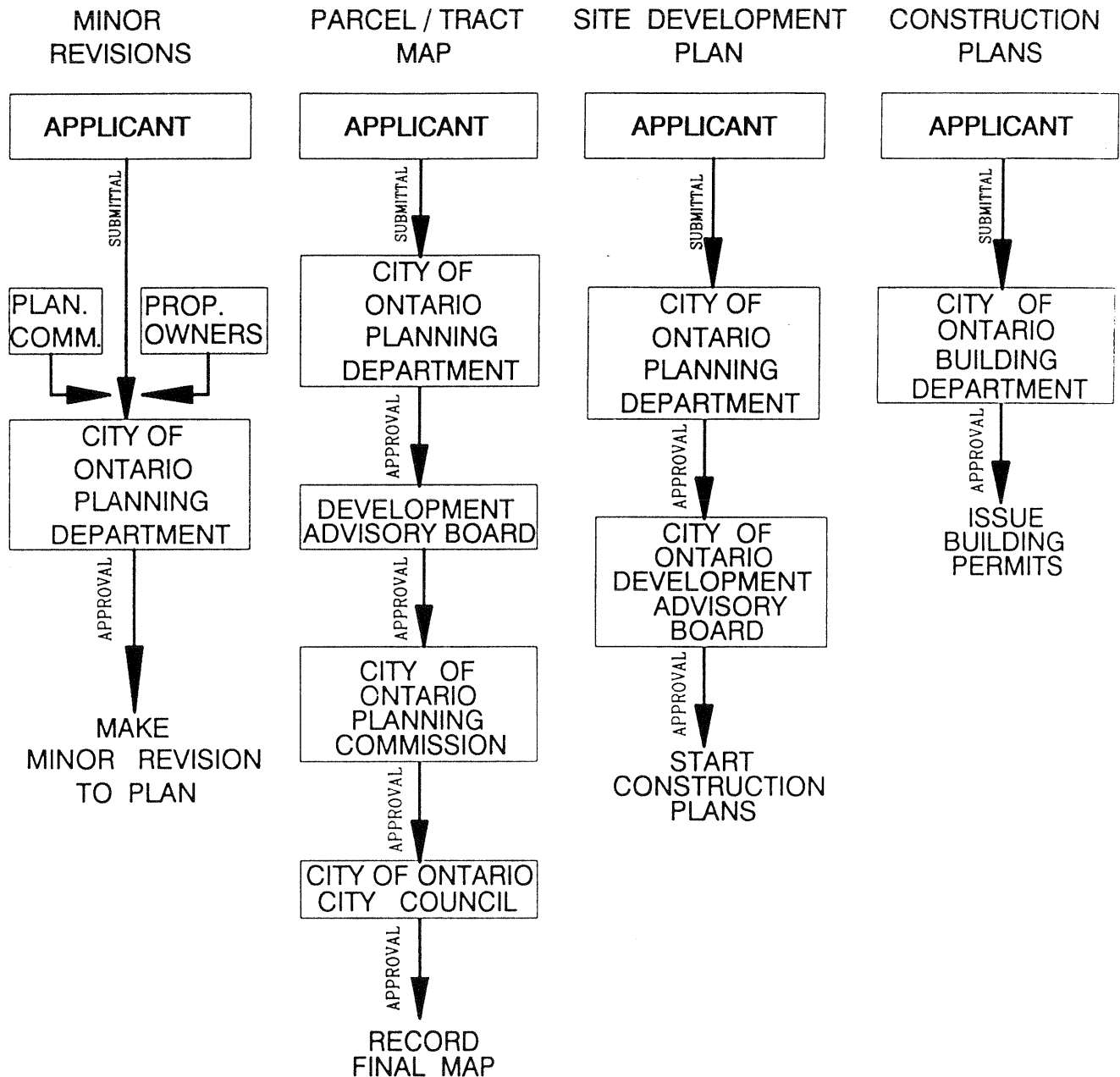
Development Plan Review Application Form, City of Ontario is available for public inspection. Consult the City of Ontario Planning Department for Development Advisory Board scheduling. The review process is graphically depicted in EXHIBIT 59.

11.1.2 ENVIRONMENTAL ASSESSMENT

An Environmental Assessment Notice of Intent is required by the City of Ontario with the submittal of any preliminary building or site plans. The City of Ontario's planning staff reviews all Environmental Evaluations prior to the DAB meeting on development site plans. Reference should be made to the Initial Study prepared by the City of Ontario to determine the necessity for an Environmental Impact Report.

PLAN SUBMITTAL GUIDELINE FLOW CHART

EXHIBIT 59



ARCHIBALD CENTER SPECIFIC PLAN

ONTARIO, CALIFORNIA

11.2 AMENDMENT PROCESS

11.2.1 MINOR REVISIONS

Minor revisions to the Specific Plan such as minor changes in text, exhibits etc., shall be reviewed and approved by the City of Ontario Development Advisory Board and the City Planning Commission.

11.2.2 AMENDMENTS

An amendment to the Specific Plan will require review and approval by the Applicant, the City of Ontario Development Advisory Board, the Planning Commission, and the City Council. Such major amendments are governed by the California Government Code, Section 65500, which requires an application and fee submitted to the Ontario Planning Department, stating in detail the reasons for the proposed amendment.

11.3 APPEALS

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