



## **CHAPTER 6 DEVELOPMENT APPROVAL PROCESS**

**MME** 11/15

## CHAPTER 6 - DEVELOPMENT APPROVAL PROCESS

### A. Planning and Design Process

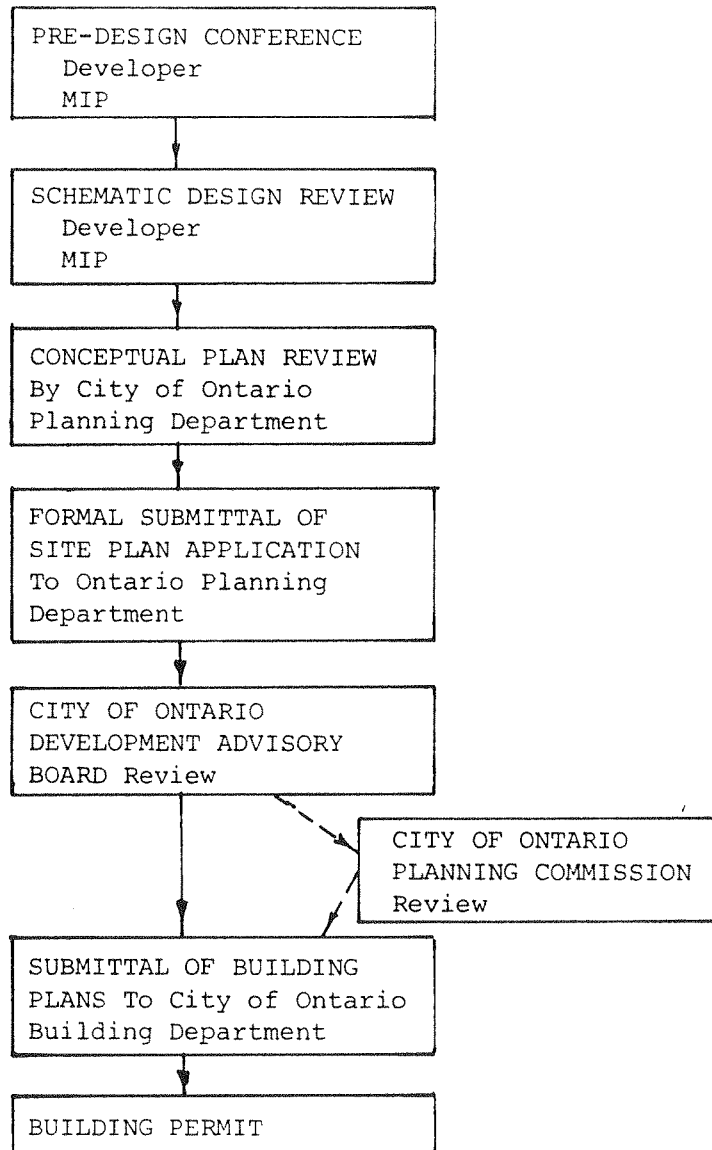
Prior to any architect, builder or designer beginning schematic design studies or plans for any site within the park, there should be a private pre-design conference among the Owner, the prospective developer, lessee or Owner of a site and their respective architects or design consultants. Following the private pre-design conference, the prospective developer, lessee or Owner and his architect can proceed with the schematic design phase.

Following the private design review and approval of the schematic design, a meeting with the City of Ontario Planning Department is encouraged to verify compliance with all codes and regulations. The prospective developer, lessee or Owner may then have his architect proceed to develop the final design. Plans are to be submitted to the City of Ontario for approval as stated in the flowcharts shown below. Any requested variance must be applied for through the standard City process in effect at the time the application is submitted.

The following chart shows the step-by-step City and private design review for approvals of the site plan:

Development Plan Approval Process

Exhibit 17



B. Plan Amendment Process

Prior to schematic design studies or plans for any site within the park that require an amendment to this Specific Plan, there should be a pre-design conference between the Owner, the prospective developer, lessee or Owner of a site, the Milliken Industrial Park and the City of Ontario Planning Department. The purpose of this meeting is to assure the understanding of the Development Plan amendment process requirements.

The Specific Plan Amendment Form is included in the Appendix of the Specific Plan. The following chart shows the step-by-step City and private design review for approval for the Specific Plan Amendment.

Specific Plan Amendment Approval Process

Exhibit 18

