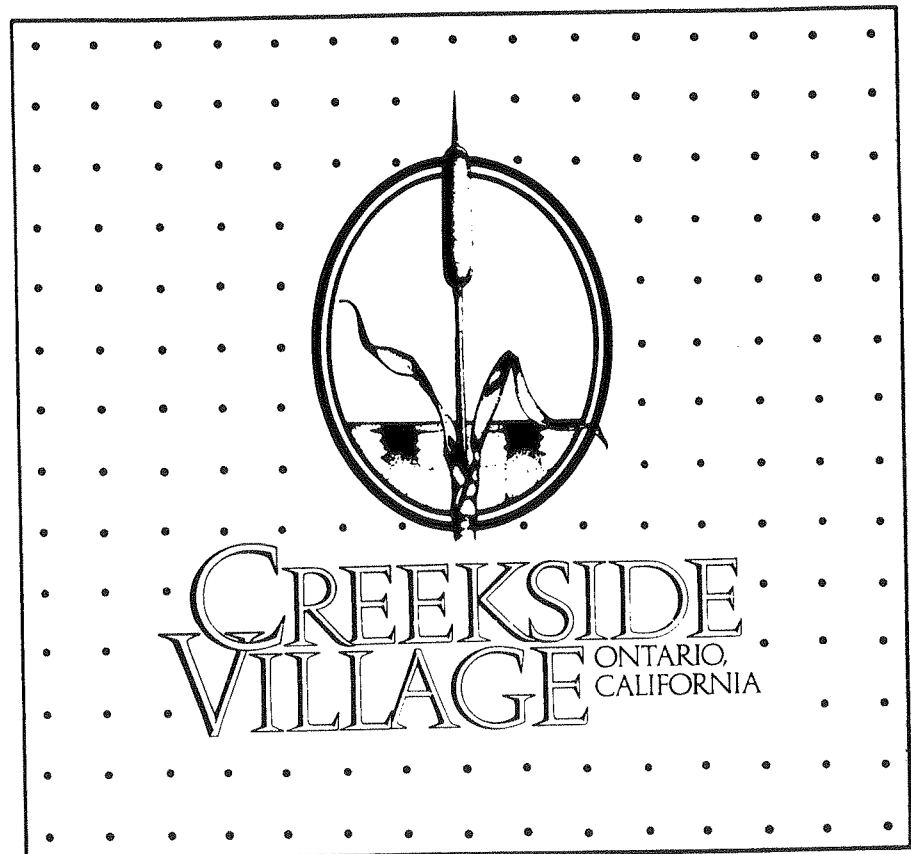




# 4 Procedural Implementation and Modification

## SITE REVIEW

### A. Purpose and Intent

The purpose and intent of the Site Review is to assure conformance with the Creekside PRD-Specific Plan Master Development Guidelines and Standards, as well as the City of Ontario General Plan and other development-related regulations, through the submittal of required information describing the proposed development to the Ontario City Staff and Planning Commission. All development within the Creekside PRD-Specific Plan shall be subject to the provisions of this section.

Due to the unique nature of the PRD, procedures for the various types of approvals necessary will be handled in a separate manner. The scope of information required and procedures for this Site Review process are generally outlined in Article 31 of the City of Ontario Zoning Ordinance.

### B. Procedures

The following procedures shall be followed when developing the various products and phases of the Creekside PRD-Specific Plan. There are two general types of actions related to development in the Creekside PRD-Specific Plan. One will be the creation of the planning units as separate parcels and the second will be actions that allow for actual construction within each planning unit; i.e., tract map approvals and review of specific site design details within each planning unit.

#### 1. Tentative Tract Maps

Tentative tract maps for single-family detached products or parcel maps for the creation of planning units shown on the Land Use Master Plan EXHIBIT 2 from larger parcels within the Creekside PRD shall be submitted to and processed by the City of Ontario Planning and Engineering Departments in conformance with the requirements of the State Subdivision Map Act and the Subdivision Ordinance of the City of Ontario. Site Review shall not be required prior to approval of tentative maps or parcel maps in these two specific cases.

2. Final Maps shall follow the Standard Subdivision processing procedures of the City of Ontario.

#### 3. Single-Family Detached Residential Areas

Developers of Planning Units containing Single-Family Attached (SFA) products shall submit Site Review Plans to the Development Advisory Board and to the Planning Commission concurrently with submittal of a tentative tract map. The information outlined below shall be submitted for Site Review with the submittal of any tentative tract map for the development of any Single-Family Attached product. This information shall be submitted to the City of Ontario Planning Department for review and approval by the Planning Commission, along with the required fee, for each SFA planning unit to assure consistency with the Creekside PRD-Specific Plan.

Development plans submitted for Site Review shall contain, but are not limited to, the following information:

a. Site Plans drawn to scale, dimensioned and easily readable containing, but not limited to, the following:

- (1) Title block (developer's name and date shown)
- (2) Scale and north arrow
- (3) Property lines of all existing and proposed building sites, dimensioned
- (4) Buildings: existing and proposed, location and size
- (5) Streets: location, name and width
- (6) Easements: location, purpose and width
- (7) Access (driveways, etc.), existing and proposed
- (8) Parking areas, designed to City standards
- (9) Signs: location, height, dimensions, and copy, if available
- (10) Fencing (walls): types, location, and height
- (11) Landscape areas
- (12) Proposed topography and grading concept

(13) Outdoor uses, location and use

(14) Existing structures on abutting properties, location, height, uses

(15) Existing topography and drainage improvements (if not shown on accompanying tentative tract map or other documentation)

(16) Street lighting provisions

(17) Existing trees.

b. Typical preliminary schematic elevations of all structures and signs, including, but not limited to, the following:

(1) Exterior materials

(2) Elevations shall include all sides of a structure

c. Typical schematic floor plans

d. Schematic landscape plans in conformance within the Master Landscape Concept Plan for the Creekside PRD-Specific Plan.

e. For purposes of Site Review, the information required for Development Plans shall be augmented, to the degree necessary, so that consideration may be given to issues related to aesthetics; exterior design, materials, textures, etc.; compatibility; energy relationships, roof-top equipment screening and sign design and display of information.

## 5. Multi-Family Residential Areas

Developers of planning Units containing Multi-Family (MF) products shall submit Site Review Plans to the Development Advisory Board and Planning Commission for review and approval prior to issuance of building permits. Where a tentative tract map is required, the information outlined below shall be submitted for Site Review with the submitted for Site Review with the submittal of any tentative tract map for the development of any Multiple-Family Residential product. This information shall be submitted to the City of Ontario Planning Department for review and approval by the Planning Commission, along with the required fee, for each MF

planning unit to assure consistency with the Creekside PRD-Specific Plan.

Development plans submitted plans submitted for Site Review shall contain, but are not limited to, the following information:

a. Site plans drawn to scale, dimensioned and easily readable, containing, but not limited to, the following:

(1) Title block (developer's name and date shown)

(2) Scale and north arrow

(3) Property lines of all existing and proposed building sites, dimensioned

(4) Building: existing and proposed, location and size

(5) Streets: location, name and width

(6) Easements: location, purpose and width

(7) Access (driveways, etc.), existing and proposed

(8) Parking areas, designed to City standards

(9) Signs: location, height, dimensions and copy, if available

(10) Fencing (walls): type, location and height

(11) Landscape areas

(12) Proposed topography and grading concept

(13) Outdoor uses, location and use

(14) Existing structures on abutting properties: location, height, uses

(15) Existing topography and drainage improvements (if not shown on accompanying tentative tract map or other documentation)

(16) Street lighting provisions

(17) Existing trees

b. Typical preliminary schematic elevations of all structures and signs, including, but not limited to, the following:

- (1) Exterior materials
- (2) Elevations shall include all sides of a structure

c. Typical schematic floor plans.

d. Schematic landscape plans in conformance within the Master Landscape Concept Plan for the Creekside PRD-Specific Plan.

e. For purposes of Site Review, the information required for Development Plans shall be augmented, to the degree necessary, so that consideration may be given to issues related to aesthetics; exterior design, materials, textures, etc.; compatibility; energy relationships; roof-top equipment screening and sign design and display of information.

#### 6. Commercial Uses

Site Review plans for Planning Units containing commercial land uses shall be approved by the Development Advisory Board and Planning Commission prior to issuance of building permits. Said plans shall be submitted to the City of Ontario Planning Department, along with the required fee, to assure consistency within the Creekside PRD-Specific Plan.

Development plans shall contain, but are not limited to, the following information:

a. Site Plans drawn to scale, dimensioned and easily readable, containing, but not limited to, the following:

- (1) Title block (developer's name and date shown)
- (2) Scale and north arrow
- (3) Property lines of all existing and proposed building sites, dimensioned
- (4) Buildings: existing and proposed, location and size
- (5) Streets: location, name and width

(6) Easements: locations, purpose and width

(7) Access (driveways, etc.): existing and proposed

(8) Parking areas, designed to City standards

(9) Signs: location, height, dimensions and copy, if available

(10) Fencing (walls): type, location and height

(11) Landscape areas

(12) Proposed topography and grading concept

(13) Outdoor uses: location and use

(14) Existing structures on abutting properties: location, height, uses

(15) Existing topography and drainage improvements (if not shown on accompanying tentative tract map or other documentation)

(16) Street lighting provisions

(17) Existing trees.

b. Typical preliminary schematic elevations of all structures and signs, including, but not limited to, the following:

(1) Exterior materials

(2) Elevations shall include all sides of a structure

c. Typical schematic floor plans.

d. Schematic landscape plans in conformance within the Master Landscape Concept Plan for the Creekside PRD-Specific Plan.

e. For purposes of Site Review, the information required for Development Plans shall be augmented, to the degree necessary, so that consideration may be given to issues related to aesthetics; exterior design, materials, textures, etc.; compatibility; energy relationships; roof-top equipment screening and sign design

and display of information.

7. Recreational Activity Centers Special Recreation Uses

Developers of Planning Units containing Recreational Activity Centers or of special recreational uses shall submit Site Review plans to the Planning Department for their review and approval prior to issuance of building permits. Plans shall be submitted to the development Advisory Board and Planning Commission as informational items.

Where required by this section, the following information shall be submitted to the City of Ontario Planning department, along with the required fee, for each planning unit to assure consistency within the Creekside PRD-Specific Plan.

Development plans shall contain, but are not limited to, the following information:

a. Site Plans drawn to scale, dimensioned and easily readable, containing, but not limited to, the following:

(1) Title block (developer's name and date shown)

(2) Scale and north arrow

(3) Property lines of all existing and proposed sites, dimensioned

(4) Buildings: existing and proposed, location and size

(5) Streets: locations, purpose and width

(6) Easements: locations, purposed and width

(7) Access (driveways, etc.): existing and proposed

(8) Parking areas, designed to City Standards

(9) Signs: location, height, dimensions and copy, if available

(10) Fencing (walls): type, locations and height

(11) Landscape Areas

(12) Proposed topography and grading concept

(13) Outdoor uses: Location and use

(14) Existing structures on abutting properties: location, height, uses

(15) Existing topography and drainage improvements (if not shown on accompanying tentative tract map or other documentation)

(16) Street lighting provisions

(17) Existing trees.

b. Typical preliminary schematic elevations of all structures and signs, including, but not limited to, the following:

(1) Exterior materials

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c. Typical schematic floor plans.

d. Schematic landscape plans in conformance within the Master Landscape Concept Plan for the Creekside PRD-Specific Plan.

e. For purposes of Site Review, the information required for Development Plans shall be augmented, to the degree necessary, so that consideration may be given to issues related to aesthetics; exterior design, materials, textures, etc; compatibility; energy relationships; roof-top equipment screening and sign design and display of information.

C. Site Review Application

1. An application for Site Review shall be filed with the Planning Department on the prescribed application form, and shall be accompanied by the following:

a. A completed Initial Study prepared pursuant to the requirement of the City's "Guidelines for Implementation of the California Environmental Quality Act".

The certified Creekside PRD-Specific

Plan Master Environmental Impact Report (EIR) shall apply to all future Site Review procedures. The Master EIR has been determined to meet CEQA requirements pertaining to such considerations; any future revisions to state law may require amendments to the Master EIR.

b. All maps, drawings, plans, tabulations, documents, and other materials prescribed on the application form as required for Site Review, in the amounts and formats specified by the City of Ontario.

c. The required fee.

2. Site Review and approval procedures shall be as prescribed in Article 31 of the City of Ontario Zoning Ordinance or as specified in this section.
3. Site Review approval shall become effective upon the expiration of 10 days following the date that the approval was given unless a formal appeal has been submitted to the City Council.

## ADOPTION OF AN AMENDMENT TO THE PRD-SPECIFIC PLAN

The following procedure as outlined in California Government Code Section 65500 is required when adoption of an amendment to a Specific Plan is desired:

An application, with necessary supporting documentation, along with the required fee, shall be submitted to the Planning Department stating in detail the reasons for the proposed amendment.

Before taking an action on a proposed amendment to the PRD-Specific Plan, the Planning Commission must hold at least one public hearing. Notice for this hearing shall be given at least 21 days (per AB 886) in advance and must be published at least once in a newspaper of general circulation and by any other manner as considered desirable.

Any Planning Commission hearing on a proposed amendment may be continued from time to time.

The recommendation of an amendment to the PRD-Specific Plan shall be approved by a resolution carried by a majority of the total voting members of the Planning Commission.

A copy of the Planning Commission resolution along with reasons for approval of the amendment recommendation must be forwarded to the City Council.

The City Council may adopt the Specific Plan amendment by ordinance or resolution; however, before adoption at least one public hearing must be held. Notice must be given for the hearing at least 10 days in advance with publication in a newspaper as outlined above.

Any City Council hearing on a proposed amendment may be continued from time to time.

Any subsequent changes proposed by the City Council on the PRD-Specific Plan amendment under consideration must be referred back to the Planning Commission for a report. Once the report is completed, it must be filed with the City Council. The Planning Commission must file the report within 40 days (or such longer period that has been previously designated by the Council). Failure of the Planning Commission to report back within the prescribed period of time shall be considered automatic approval by the Planning Commission. The Planning Commission need

hold no public hearing in this situation.

At any time, an amendment to a Specific Plan may be initiated by the City Council or recommended to the City Council by the Planning Commission; however, the amendment recommendation must be referred to the Planning Commission for a report as outlined above. Before making a report, in this situation, the Planning Commission must hold at least one public hearing. The Planning Commission shall then report back to the City Council with their recommendation within 40 days or such longer period as has been previously designated. Before adopting the amendment, the City Council shall hold at least one public hearing for which notice shall be given as outlined above.