

Section 2.1 Development Review

A. Purpose

Development Review provides a method for the City to review development proposals based on size, site characteristics and type of project. The following types of review apply:

1. Minor Amendments, as specified in Section 1.5.B in Chapter 1.
2. Zoning Clearance, as specified in Section 1.5.C in Chapter 1.
3. Minor Development Review, as specified in B. below.
4. Major Development Review, as specified in C. below.

B. Minor Development Review

1. **Purpose and Intent.** The intent of this section is to provide a process to consider minor site plan or architectural changes related to new or existing buildings.
2. **Requirements.** Minor Development Review permit is required for the following items:
 - a. Master home plans for single-family residential subdivisions;
 - b. New construction of a multifamily residential building or structure with fewer than twenty (20) units;
 - c. New construction of a nonresidential building or structure of less than five thousand (5,000) square feet (e.g., commercial, office, industrial, public/quasi-public);
 - d. Additions of more than one thousand (1,000) square feet and less than five thousand (5,000) square feet to any building or structure or nonresidential buildings or structures;
 - e. The exterior remodel of multifamily residential buildings or structures or nonresidential buildings or structures;
 - f. Permanent outdoor storage and service uses;
 - g. Permanent and seasonal outdoor seating; and
 - h. Other items identified in this code.
3. **Exemptions.** The following structures are exempt from Minor Development Review. However, such structures may require Zoning Clearance, such as a ministerial building permit, to ensure compliance with adopted Building Code standards and applicable Zoning Code provisions:
 - a. Single-family custom homes;
 - b. Additions to or the exterior remodels of single-family residential homes;
 - c. Additions of less than one thousand (1,000) square feet in size to buildings or structures;
 - d. Accessory structures consistent with the provisions in this Code;
 - e. Repairs and maintenance to the site or structure that do not add to, enlarge, or expand the area occupied by the land use, or the floor area of the structure and that employ the same materials and design as the original construction; and
 - f. Interior alterations that do not change the permitted use of the structure.

4. **Approving Authority.** The Planning Director shall be the designated approving authority for Minor Development Review. Minor Development Review approval is required prior to issuance of any ministerial building permits or site improvement plans and prior to or in conjunction with discretionary action on any development applications (e.g., Conditional Use Permit, Variance, etc.).
5. **Planning Director–Elevation to Planning Commission.** The Planning Director may elevate a Minor Development Review permit to the Planning Commission for review and consideration. In such instances, the permit request shall become a Major Development Review.
6. **Procedure for Application Processing.** The procedures for Application Processing shall be as provided in Section 1.3 of this code.
7. **Findings.** Approval of a Minor Development Review may be made only when the designated approving authority makes all of the following findings in writing:
 - a. The proposed project is consistent with the General Plan, and complies with applicable zoning regulations, specific plan provisions, and other applicable provisions adopted by the City;
 - b. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community;
 - c. The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties;
 - d. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
 - e. If the project is located within the Chino Airport influence Area, the proposed project is consistent with the most recently adopted version of the Chino Airport Land Use Compatibility Plan.
8. **Appeals.** Appeals per Chapter 1.4 of this code.

C. Major Development Review

1. **Purpose and Intent.** The purpose of this section is to provide a process for the review of development projects within the community. The provisions are intended to promote the orderly and harmonious growth of the city; to encourage development in keeping with the desired character of the city; to ensure physical, visual, and functional compatibility between uses; and to help prevent the depreciation of land values by ensuring proper attention is given to site and architectural design.
2. **Requirements.** A Major Development Review permit is required for the following types of projects:
 - a. Single-family residential subdivision maps (more than five (5) lots);
 - b. New construction of a multifamily residential building or structure with twenty (20) or more units;
 - c. New construction of a nonresidential building or structure of five thousand (5,000) square feet or more (e.g., commercial, office, industrial, public/quasi-public);

- d. Additions of five thousand (5,000) square feet or more to any building or structure;
 - e. Other items identified in this code.
3. **Exemptions.** Anything subject to Minor Development Review or exempt from Minor Development Review is exempt from Major Development Review. Refer to Section 2.1.2.B.2. (Requirements) and 2.1.2.B.3. (Exemptions).
4. **Approving Authority.** The Planning Commission shall be the designated approving authority for Major Development Review. The Planning Commission shall approve, approve with conditions, or deny applications for Major Development Review after making the necessary findings. Major Development Review approval is required prior to issuance of any building permits or site improvement plans and prior to or in conjunction with discretionary action on corresponding development applications (e.g., Conditional Use Permit, Variance).
5. **Procedure for Application Processing.** The procedures for Application Processing shall be as provided in Section 1.3 of this Code.
6. **Findings.** Major Development Review shall be granted only when the designated approving authority makes all of the following findings in writing:
- a. The proposed project is consistent with the objectives of the General Plan, and complies with applicable zoning regulations, specific plan provisions, special planning area provisions, design guidelines, and improvement standards adopted by the City;
 - b. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community;
 - c. The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties;
 - d. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and
 - e. For residential subdivisions, the subdivision is well-integrated with the City's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian-friendly environment.
 - f. If the project is located within the Chino Airport Influence Area, the proposed project is consistent with the most recently adopted version of the Airport Land Use Compatibility Plan.
7. **Appeals.** Appeals per Chapter 1 of this code.