2.6 DEVELOPMENT REVIEW PROCESS

Future development within the West Coyote Hills Specific Plan will require individual development permits, including approvals for subdivision, site plans, design review, and conditional use permits. Applications for these and other activities are subject to review by the City for consistency with the Site Development Regulations and Architectural Guidelines as set forth in the West Coyote Hills Specific Plan. Such subsequent approvals shall follow the procedures set out in the Specific Plan, or established City review processes as applicable.

Development projects within the Plan shall be subject to the Development Review process as subsequently described in this section. "Development Projects", for the purposes of this review process, shall mean any improvement to real property within the Specific Plan requiring a building permit, except minor modifications to existing residential structures. Minor modification shall be as determined by the Director of Community Development and decisions as to what improvements qualify as minor modifications shall be determined at his or her discretion.

Development Projects within the Plan may require subdivision map approval and/or lot line adjustments. All review and approvals regarding subdivision maps and/or lot line adjustments shall follow established City procedures and shall comply with the Subdivision Map Act and City of Fullerton Municipal Code.

All requests for development permits shall go through at least two levels of review and approval. These are described as follows:

2.6.1 DEVELOPER AND OWNER ASSOCIATION REVIEW & APPROVAL.

Prior to any submittal to the City of Fullerton, requests for development approval shall be submitted to either the West Coyote Hills project developer or the Owners Association (OA) having jurisdiction over the development area in which the development permit is requested.

The project developer review and approval shall be required for all Development Projects upon their initial sale and transfer from the developer to a builder or other party who proposes to develop one or more properties within the Plan~~,~~. Information to be submitted for review shall be at the developer's discretion, but shall generally include:

- A plot plan drawn to scale showing individual lots, access and circulation, building footprint, lot dimensions, and setbacks from all structures to lot lines,
- Architectural elevations of all sides of buildings including descriptions and/or samples of exterior materials and textures,
- A conceptual grading plan drawn to scale, location and elevation of building pads, relation of proposed grades to adjacent off-site grades, and conceptual drainage for the site.
- A preliminary landscape plan including proposed plant palette, size of plants, and detailing of landscape and irrigation.
- Such other information as may be needed to fully understand the development proposal,

In the case where the property has already been developed, or a formal OA has been established with explicit powers to perform architectural review of property improvements, OA review and approval shall be required for all Development Projects, property improvements, or property rehabilitation meeting the definition of "development project" as established by the Director of Community Development

Information to be submitted for review shall be at the OA's discretion, but shall generally include:

- A plot plan drawn to scale showing individual lots, access and circulation, building footprint, lot dimensions, and setbacks from all structures to lot lines.
- Architectural elevations of all sides of buildings including descriptions and/or samples of exterior materials textures,
- A conceptual grading plan drawn to scale, location and elevation of building pads, relation of proposed grades to adjacent off-site grades, and conceptual drainage for the site,
- A preliminary landscape plan including proposed plant palette, size of plants, and detailing of landscape and irrigation.
- Such other information as may be needed to fully understand the development proposal.

Upon review and approval by either the project developer or the OA of jurisdiction, the applicant shall receive, from either the project developer or OA, an approved set of improvement plans, along with any conditions thereto, for submittal to the City.

2.6.2 CITY REVIEW AND APPROVAL

Development Projects may be referred to the City's Planning Commission for review and action. Decisions of the Director may be appealed to the Planning Commission.

City review and approval of Development Projects shall generally occur as follows: The Director of Community Development has the authority to administratively review and approve Development Projects that are deemed to substantially conform with the standards, guidelines and criteria established in this Development Review process and the Specific Plan. If the Director cannot find that a Development Project is consistent with the Specific Plan and this Development Review process, Development Projects may be referred to the City's Planning Commission for review and action. Decisions of the Director or the Planning Commission may be appealed to the City Council,

Information to be submitted for review shall be at the Director's discretion, but shall include:

- An approved set of plans from the project developer or the OA of jurisdiction,
- A plot plan drawn to scale showing individual lots, access and circulation, building footprint, lot dimensions, and setbacks from all structures to lot lines.
- Architectural elevations of all sides of buildings including descriptions and/or samples of exterior materials and textures.
- A conceptual grading plan drawn to scale, location and elevation off building pad; relation of proposed grades to adjacent off-site grades, and conceptual drainage for the site,
- A preliminary landscape plan including proposed plant palette, size of plants, and detailing of landscape and irrigation,
- Such other information as may be needed to fully understand the Development Projects.

Submissions to the Planning Commission shall comply with established City submittal requirements and fees.