

DEVELOPMENT PROJECTS – AN OVERVIEW OF THE PLANNING REVIEW PROCESS

PRE-APPLICATION MEETING(S)

PRELIMINARY REVIEW APPLICATION SUBMITTED

CITY COUNCIL PRELIMINARY SCREENING OF DEVELOPMENT PROJECTS (FOR PROJECTS INVOLVING GENERAL PLAN AMENDMENT OR REZONING)

NOTICE OF STUDY SESSION PUBLISHED IN LOCAL NEWSPAPER AND MAILED TO SURROUNDING PROPERTY OWNERS

NO FORMAL ACTION TAKEN

THE CITY'S GENERAL PLAN IS THE FOUNDATION FOR LOCAL LAND USE PLANNING. IT IS THE CITY'S LONG-TERM BLUEPRINT FOR THE COMMUNITY'S VISION OF FUTURE GROWTH AND TRANSLATES INTO GOALS AND POLICIES FOR THE PHYSICAL DEVELOPMENT OF THE CITY.

THE LAND USE ELEMENT IS ONE OF THE SEVEN-MANDATED ELEMENTS OF THE GENERAL PLAN. THE LAND USE ELEMENT DESIGNATES FUTURE USE OR REUSE OF LAND INCLUDING THE DISTRIBUTION AND INTENSITY OF DEVELOPMENT. IT IDENTIFIES THE ALLOWED LAND USES ON ALL PROPERTIES WITHIN THE CITY.

ZONING IS THE SEPARATION OF A COMMUNITY INTO DISTRICTS OR "ZONES" THAT REGULATE LAND USES AND THE INTENSITY OF DEVELOPMENT.

ZONING ASSURES THAT NEIGHBORING LAND USES ARE COMPATIBLE. IT CONTAINS SPECIFIC REQUIREMENTS FOR DEVELOPMENT, SUCH AS DENSITY, SETBACKS, HEIGHTS, ETC.

FORMAL APPLICATION SUBMITTAL

COMPLETENESS REVIEW BY STAFF (30 DAYS)

APPLICANT SUBMITS ADDITIONAL INFORMATION

APPLICATION COMPLETE

APPLICATION INCOMPLETE

STAFF REVIEW AND ANALYSIS

LETTER OF INCOMPLETENESS SENT TO APPLICANT

DETERMINE APPROPRIATE LEVEL OF ENVIRONMENTAL REVIEW PER CEQA EXEMPT / ND / MND / EIR

FOR EACH OF THE ACTIONS LISTED BELOW, STAFF PREPARES NOTICES OF DECISION (ADMINISTRATIVE), STAFF REPORTS, FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND ZONING CODE, RESOLUTIONS, TECHNICAL STUDIES FOR ENVIRONMENTAL REVIEW (BY CONSULTANTS) AND ALL PUBLIC NOTICING REQUIREMENTS IN ADDITION TO MEETING CEQA REQUIREMENTS AND OTHER APPLICABLE STATE AND FEDERAL LAWS.

ADMINISTRATIVE DECISIONS
FINAL UNLESS APPEALED

PLANNING COMMISSION DECISIONS
FINAL UNLESS APPEALED

PLANNING COMMISSION
RECOMMENDATIONS TO CITY COUNCIL

CITY COUNCIL
FINAL ACTION

PROJECT TYPES

- MINOR USE PERMITS (INCLUDING MODIFICATIONS*)
 - TEMPORARY USE PERMITS
 - ARCHITECTURAL REVIEW*
 - SIGN PERMITS*
 - LOT LINE ADJUSTMENTS
- *THAT DO NOT REQUIRE PLANNING COMMISSION REVIEW AND EXEMPT PER CEQA

PROJECT TYPES

- SPECIFIC DEVELOPMENT PLANS/USE PERMITS
- MAJOR USE PERMITS (& MODIFICATIONS)
- ARCHITECTURAL REVIEW
- CONDITIONAL USE PERMITS
- SIGN USE PERMITS
- VARIANCES
- SUBDIVISION OF LAND
- RELATED CEQA DOCUMENTS (ND, MND, EIR)

PROJECT TYPES

- LAND USE CHANGE THAT REQUIRE GENERAL PLAN AMENDMENTS
- ZONING TEXT AMENDMENTS
- NEW ORDINANCE
- GENERAL DEVELOPMENT PLANS (GDP)
- REZONING/GDP AMENDMENTS
- FINAL MAPS
- RELATED CEQA DOCUMENTS (ND, MND, EIR)

PROJECT TYPES

- GENERAL PLAN AMENDMENTS (MAP & TEXT)
- ZONING AMENDMENTS (MAP & TEXT)
- NEW ORDINANCE
- GENERAL DEVELOPMENT PLANS (GDP)
- REZONING/GDP AMENDMENTS
- DEVELOPMENT AGREEMENTS (DA)
- FINAL MAPS
- RELATED CEQA DOCUMENTS (ND, MND, EIR)
- ALL APPEALS

APPEAL

APPEAL