Flowchart of the Development Review Process

PRE-APPLICATIO (OPTIONAL) (2-3 WEEKS)

SUBMIT FORMAL ENTITLEMENT APPLICATION TO THE PLANNING DEPARTMENT

STAFF REVIEWS AND ISSUES COMMENTS FOR APPLICATION COMPLETENESS AND DETERMINES APPROPRIATE CEQA REVIEW (WITHIN 30 DAYS)

APPLICANT MODIFIES PLANS AND PROCEEDS WITH DRAFT CEQA
DOCUMENT AND RESUBMITS AS NECESSARY (TIMEFRAME VARIES—DEPENDS ON APPLICANT)

IF MODIFIED PLANS ADEQUATELY ADDRESS ALL COMMENTS AND PROJECT IS DEEMED COM-PLETE, STAFF WILL INITIATE A REQUEST FOR CONDITIONS AND OBTAIN CONDITIONS OF AP-PROVAL FROM VARIOUS CITY DEPARTMENTS (APPROX. 30-45 DAYS)

PROJECT PLANNER PREPARES STAFF REPORT AND PUBLIC HEARING NOTICE WHILE WAITING FOR CONDITIONS OF APPROVAL FROM OTHER DEPARTMENTS (CONCURRENT WITH TIMEFRAME ABOVE)

DRAFT CONDITIONS OF APPROVAL PROVIDED TO APPLICANT. STAFF TO OBTAIN CONSENSUS ON CONDITIONS PRIOR TO NOTICE OF PUBLIC HEARING (7-14 DAYS)

PUBLIC NOTICE IS SENT OUT TO THE LOCAL NEWSPAPER AND POSTED AT VARIOUS PUBLIC LOCATIONS (10 CALENDAR DAYS BEFORE PUBLIC HEARING)

