Admin. Use Permit/Variance/Parcel Map
Application Received

Project Completeness Review within 30 days
Incomplete
Return to Applicant for Additional Information

Other City Departments/Outside Agency Review

Environmental Determination
Subject to CEQA
--Initial Study/Environmental Review

Compulsory CEQA

Complete

Prepare Public Notice & Staff Report
20-30 Day Notice Req.

Administrative Hearing

Decisions can be Appealed Within 10 days of Action Date
Appeal Filed
Planning Commission Hearing

Compliance with Conditions & Project Construction if Approved

* Timelines are based on complete application submittals and timely responses to requests for additional information.

-- Environmental Review may be required depending on the complexity and location of project, which adds a minimum of 4 weeks to the project timeline.

If an EIR is required, project timelines will be substantially increased.