Application received by the Planning Division

Development Management Team (DMT)²

Staff to assess project completeness within 30 days of submittal and Environmental determination

Request for additional information from the applicant

Initial Study/Environmental Review³

Exempt from CEQA⁴

Design Review Subcommittee (If applicable)

Prepare public notice & staff report

Planning Commission hearing to make a recommendation to the City Council

City Council hearing

Compliance with conditions & project construction if approved

Footnotes
1. Applications include, but are not limited to: Tentative Maps, Abandonment and Encroachment Permits.
2. Other City departments/Outside agency review
3. Environmental Review may be required depending on the complexity and location of the project, a negative declaration, mitigated negative declaration, or an Environmental Impact Report is required.
5. Timelines are based on complete application submittals and timely response to requests for additional information.