Is the project any of the following?

- Residential Units (1 or more),
- Mixed Use where 2/3 of the S.F. is residential, or
- Supportive/Transitional/or Emergency Housing

This process does not apply to the project.

Submit Preliminary Application

30-Day Review

Preliminary Application Deemed Complete
All development standards, policies, and fees* are frozen as of the date the completed application was submitted.

Within 180 days of submittal of complete preliminary application

Submit Planning Application or Building Permit (if not discretionary)

Did project change from complete preliminary application?

Is the change more than 20% of the units or project square footage?

Yes

Did project change from complete preliminary application?

No

Building Permit

Planning Application

Deemed Complete

Notify applicant if inconsistent with objective standards of the General Plan, Zoning Code, or LCP

Within 30 days if ≤ 150 dwelling units
Within 60 days if > 150 dwelling units

Deemed Complete

Important Note
For non-legislative items, there shall be no more than 5 hearings for Planning Commission, and City Council combined

CEQA

ZA/PC/CC Public Hearing Process

Plan Check

Important Note
If application is deemed incomplete, all required materials shall be submitted within 90 days from issuance of incomplete filing notice. Otherwise, preliminary application is deemed null and void.

Planning Application—Final Decision

- Within 60 days after determining project is exempt from CEQA
- Within 60 days after adopting ND or MND
- Within 60 days after certification of EIR

Coastal Commission Review (if applicable)