RESIDENTIAL PROJECT FLOW-CHART

Is the project any of the following?
- Only Residential Units,
- Mixed Use where 2/3 of the square footage is residential, or
- Supportive or Emergency Housing

No

This process does not apply to the project.

Yes

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

30-Day Review

Planning Application

Deemed Complete

Building Permit Only

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

Yes

Did project change from complete preliminary application?

No

Notify applicant if inconsistent with object standards of the General Plan, Zoning Code, or LCP
- Within 30 days if ≤ 150 dwelling units
- Within 60 days if > 150 dwelling units

CEQA

PC/CC

Public Hearing Process

Planning Application Decision Final
- Within 60 days after determining project is exempt
- Within 60 days after adopting ND or MND
- Within 60 days after certification of EIR where 49% of units are affordable
- Within 90 days after certification of EIR

Coastal Commission (if applicable)

Plan Check

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

Important Note
If application is deemed incomplete, all required material shall be submitted within 90 days. Otherwise, preliminary application is deemed null and void.