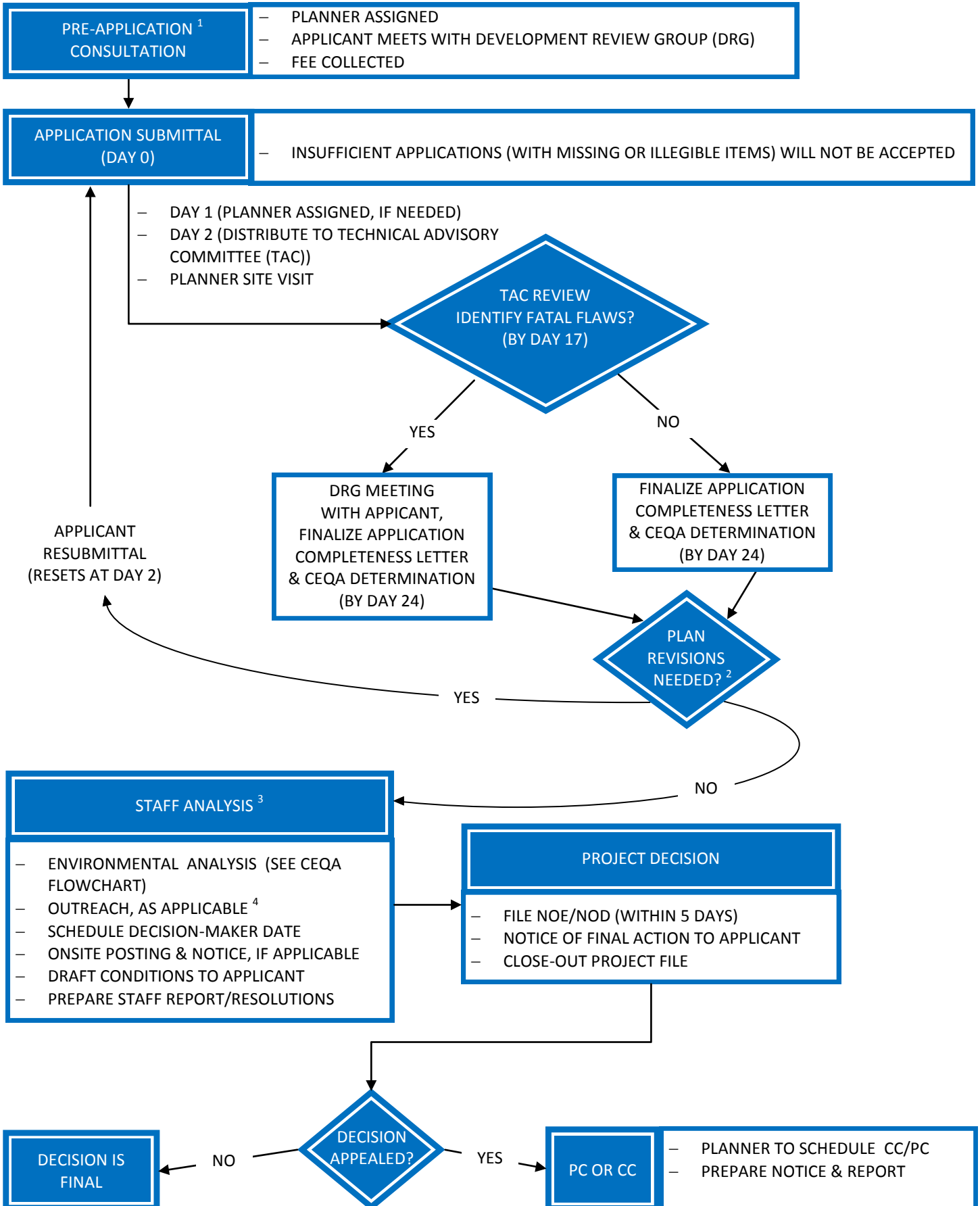




# PLANNING PERMIT PROCESS



1. This one-time meeting is not required, but is highly recommended for complex projects.
2. New issues should not be identified in subsequent reviews, unless it is the direct result of a change made by the applicant in response to a prior comment, or due to applicant-initiated changes to the original project description.
3. Once the application submittal is determined to be adequately “complete” for processing, staff analysis can begin. The timeframe to process an application will be based on the project complexity and necessary environmental review pursuant to the California Environmental Quality Act (CEQA).
4. Outreach to city committees will be required, as determined by the Planning Manager. A complete listing of the city’s Boards, Commissions and Committees is found on the city’s webpage. A typical committee might include applicant presentation before one or more of the committees, such as the Bicycle Pedestrian Commission, Historic Heritage Committee, Parks & Recreation Commission, and Public Art Committee. Additional efforts to outreach to the community and are also encouraged to assess neighborhood support of a proposal.