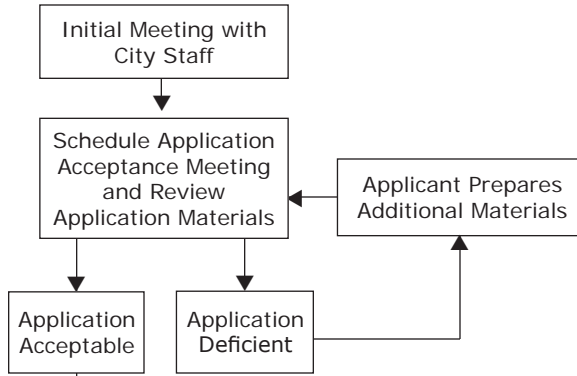


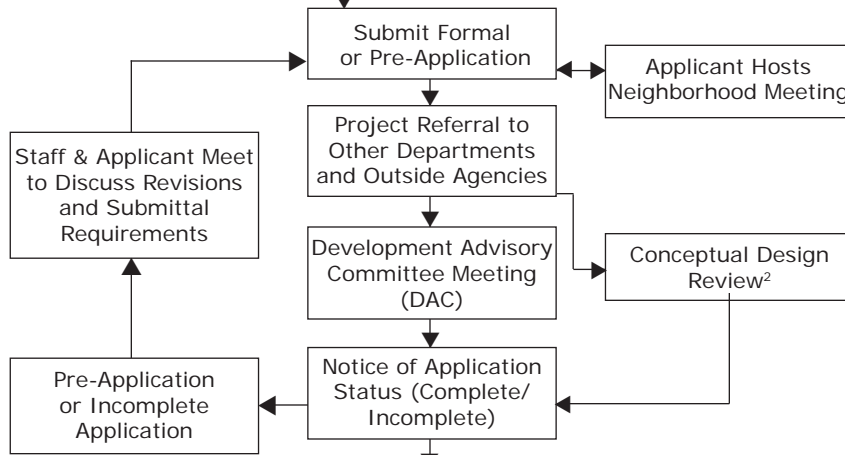


## PLANNING COMMISSION (PC) PROCESS<sup>1</sup>

### PROJECT APPLICATION

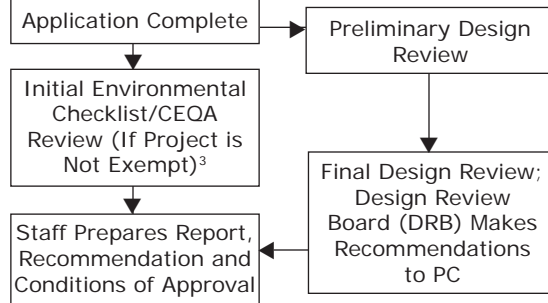


### PROJECT REVIEW



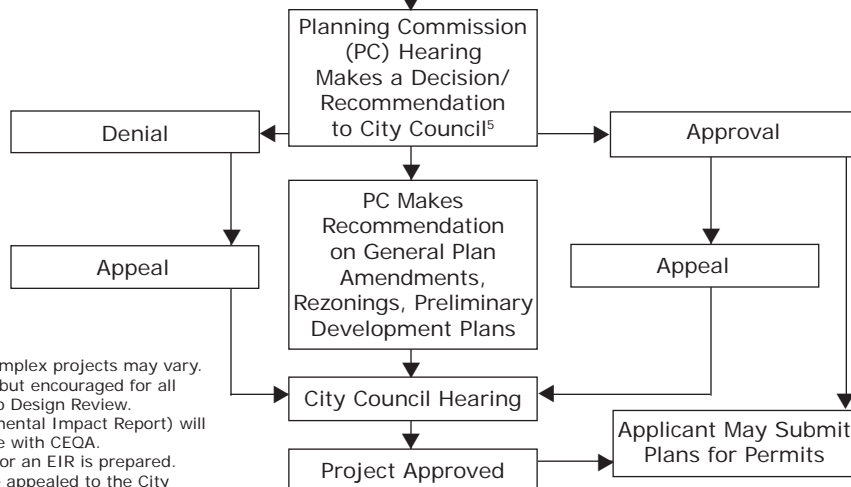
Within 30 days of application submittal

### ENVIRONMENTAL REVIEW



Typically 4 + weeks depending on need for special studies (such as traffic, noise, hydrology)

### PROJECT DECISION



Typically scheduled within 6-10 weeks from the date the application is deemed complete<sup>4</sup>

Within 10 days

3 to 6 weeks

<sup>1</sup> Based on typical application—more complex projects may vary.  
<sup>2</sup> Conceptual Design Review is optional but encouraged for all Pre-Applications for projects subject to Design Review.  
<sup>3</sup> Projects that require an EIR (Environmental Impact Report) will have a different timeline in accordance with CEQA.  
<sup>4</sup> Unless lengthy environmental studies or an EIR is prepared.  
<sup>5</sup> Planning Commission decisions can be appealed to the City Council.