STAFF REPORT

DATE: April 23, 2024
PL24-0107 – Development Process Overview

PROJECT NUMBER / NAME: **PL24-0107 – Development Process Overview**

REQUEST: Private development projects undergo a review process by multiple divisions and departments prior to approval and issuance of permits. Staff will provide the Planning Commission with a high-level overview of what the process entails, including what the Planning Commission's role is in that process.

PROPERTY SIZE AND LOCATION: N/A

GENERAL PLAN / ZONING: N/A

APPLICANT: Development Services Department

PRIMARY REPRESENTATIVE: Oscar Romero, Principal Planner

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: On January 10, 2023, the Development Services Department presented the same informational item to the Planning Commission.

CEQA RECOMMENDATION: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

STAFF RECOMMENDATION: None.

REQUESTED ACTION: None.

CITY COUNCIL HEARING REQUIRED: ___YES   _X_NO

REPORT APPROVALS: Chris McKinney, Deputy City Manager/Interim Director of Development
___   Services

_X_   Veronica Morones, City Planner

BACKGROUND

The development process is an opportunity for City staff to work with the private development community to achieve positive outcomes for our City in the form of high-quality development that provides housing, jobs, and recreational opportunities for our residents. The process varies significantly from one project to another; however, there is a general path that applies to most projects. Attachment 1 to this memorandum provides a high-level overview of that process.

The purpose of this agenda item is to provide the Planning Commission with a greater understanding of the development process, including what the Commission's role is in the process, and what happens both before and after the Commission is involved. Staff from the Planning and Engineering Services divisions will provide a presentation that goes over this process and will be available to answer questions that Commissioners may have.

ATTACHMENTS

1. Development Review Process Workflow