

**DEVELOPMENT PLAN REVIEW
APPROXIMATE TIME FRAMES**

Listed below are approximate time frames for specific project reviews. These estimates are provided to assist you in developing a realistic project schedule. All times provided are in working days (i.e., Monday through Friday, excluding City holidays and closures). All times assume that the first submittal is complete and meets the City's minimum standards for plan/report review, and that subsequent submittal addresses all City plan/report review comments.

For Planning applications, the Planning Division is responsible for obtaining, compiling, and reconciling comments from other departments and outside agencies. As such, the review times for Building, Fire, and Public Works fit within the Planning review times.

TYPE OF PROJECT REVIEW		Standard Reviews					
		Planning		Building/ Fire		Public Works	
		First	Subsequent	First	Subsequent	First	Subsequent
COMMERCIAL/INDUSTRIAL							
1	Minor Additions (≤5,000 sf or 50% of existing building) ¹	5	n/a	n/a	n/a	n/a	n/a
2	Minor Site/Building Modifications ¹	5	n/a	n/a	n/a	n/a	n/a
3	Minor Site/Building Modifications to Previous Approval ¹	15	10	13	8	14	9
4	Lot Line Adjustments ²	15	10	13	8	n/a	n/a
5	Minor New Construction (<10,000 sf) ²	21	10	19	8	20	15
6	Major Site/Building Modifications ²	21	15	19	8	20	15
7	Use Changes ²	21	15	19	8	20	15
8	Minor Annexations/Prezonings	21	10	19	8	20	15
9	Major Annexations/Prezonings	21	15	19	8	20	15
10	Conventional/Conforming Rezonings ²	21	10	19	8	20	15
11	Planned Development Rezonings ²	21	15	19	13	20	15
12	Mixed-Use Developments ²	21	15	19	13	20	15
13	Major New Construction (≥10,000 sf or ≥4 stories) ²	21	15	19	13	20	15
14	High-Rises (>150 feet) ²	21	15	19	13	20	15
15	Significant New Construction (>50,000 sf) ²	21	15	19	13	20	15
RESIDENTIAL							
1	Minor Site/Building Modifications to Previous Approval ¹	15	10	13	8	14	9
2	≤10 Dwelling Units with no grading or geologic hazard	21	10	19	8	20	15
3	≤10 Dwelling Units with grading or geologic hazard	21	15	19	13	20	15
4	>10-49 Dwelling Units	21	15	19	13	20	15
5	Podium Developments	21	15	19	13	20	15

6	Minor Subdivisions	21	10	19	8	20	15
7	Major Subdivisions	21	15	19	13	20	15
ENVIRONMENTAL REVIEW							
1	Exemption from Environmental Review ³	21	n/a	n/a	n/a	n/a	n/a
2	Addendum to Environmental Impact Report ³	21	15	19	13	20	15
3	Negative Declaration ³	21	15	19	13	20	15
4	Environmental Impact Report ³	21	21	19	18	20	20
BUILDING PLAN CHECK							
1	Planning Conformance Review	12	10	n/a	n/a	n/a	n/a

Notes:

1. Administrative permits that do not require a public hearing.
2. Expedited project review service is available for projects that qualify, such as major economic development and high-rise projects. Expedited project review will be completed in approximately one-half the regular plan review time frame noted in the table above. All high-rise projects should be processed within 120 days unless they involve significant environmental review.
3. CEQA processes are concurrent with development permit review.