

SUMMARY OF REVIEW AUTHORITIES FOR DECISIONS AND APPEALS					Table Annotations
Decision Type	Advisory Body	Review Authority *	Appeal Body	Public Notification	
Ministerial Action					
Zoning Clearance	-	Staff/Director	N/A	No	New Procedure
Administrative Action					
Administrative Permit	-	Director	Planning Commission	No	
Reasonable Accommodation	-	Director	Planning Commission	No	Review authority updated as part of the Housing Element Update
Minor Modification		Director	N/A	No	New Procedure
Quasi-Judicial Action					
Certificate of Appropriateness	Director	Planning Commission	N/A	Yes	Review Authority revised from City Council to Planning Commission
Conditional Use Permit	-	Planning Commission	City Council	Yes	
Minor CUP	-	Director	Planning Commission	Yes	New Procedure
Variance	-	Planning Commission	City Council	Yes	

Minor Exception		-	Director	Planning Commission	Yes	Updated Procedure, previously titled Administrative Variance
Parking Plan		-	Planning Commission	City Council	Yes	
Planning Commission Interpretation		-	Planning Commission	City Council	Yes	
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Amendment to Planning Entitlement		-	Planning Commission	City Council	Yes	
Time Extension Request		-	Planning Commission	City Council	Yes	
Height Exception		-	Planning Commission	City Council		
Precise Development Plan	Tier 1	-	Director	Planning Commission	Yes	Review authority revised to tiered review that requires either the Director or the Planning Commission
	Tier 2		Planning Commission	City Council	Yes	
Determination of Legality of Nonconforming Residential Buildings		-	Planning Commission	City Council		Existing Process
Interpretations and Determination		Community Development Director	Planning Commission	N/A	No	This is an existing process renamed. Review authority is revised from City Council to Planning Commission
Legislative Action						

General Plan Amendment	Planning Commission	City Council	N/A	Yes	
Specific Plan Amendment	Planning Commission	City Council	N/A	Yes	
Zone Text Amendment	Planning Commission	City Council	N/A	Yes	
Zone Change	Planning Commission	City Council	N/A	Yes	
Development Agreement	Planning Commission	City Council	N/A	Yes	
Historic Landmark Nomination	Planning Commission	City Council	N/A	Yes	
*Director is defined as the City's Director of Community Development or their designee.					

SUMMARY OF REVIEW AUTHORITIES FOR SUBDIVISION APPLICATIONS (For reference only; Future discussion pending)					Table Annotations
<i>Decision Type</i>	<i>Advisory Body</i>	<i>Review Authority *</i>	<i>Appeal Body</i>	<i>Public Notification</i>	
Urban Lot Split	-	Director	N/A	No	
Lot Line Adjustment	-	Director	N/A	No	
Certificate of Compliance	-	Director	Planning Commission	No	
Tentative Parcel Map	-	Planning Commission	City Council	Yes	Consider an administrative approval for 100% affordable projects.
Vesting Tentative Map	-	Planning Commission	City Council	Yes	

				No	
Tentative Map Extensions	-	Director	Planning Commission		
Merger of Parcels	-	Director	Planning Commission	No	
Tentative Tract Map	-	Planning Commission	City Council	Yes	
Final Maps	-	City Council	N/A	No	
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