

SUMMARY OF REVIEW AUTHORITIES FOR DECISIONS AND APPEALS

<i>Decision Type</i>	<i>Advisory Body</i>	<i>Review Authority *</i>	<i>Appeal Body</i>	<i>Public Notification</i>	<i>Table Annotations</i>
Ministerial Action					
Zoning Clearance	-	Staff/Director	N/A	No	New Procedure
Administrative Action					
Administrative Permit	-	Director	Planning Commission	No	
Temporary Use 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 Use Permit	-	Director	Planning Commission	Yes	New Procedure
Variance	-	Planning Commission	City Council	Yes	

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Minor Exception	-	Director	Planning Commission	Yes	Updated Procedure, previously titled Administrative Variance
Parking Plan	-	Planning Commission	City Council	Yes	
Amendment to Planning Entitlement	-	Planning Commission	City Council	Yes	
Time Extension Request by original Review Authority	-	Planning Commission	City Council	Yes	
Precise Development Plan	-	Planning Commission	City Council	Yes	<i>Tiering to allow for Community Development Director review of certain projects eliminated.</i>
Determination of Legality of Nonconforming Residential Buildings	-	Planning Commission	City Council	Yes	Existing Process
Zoning Interpretation	-	Director	Planning Commission	No	Renamed Procedures
Similar Use Determination	-	Director	Planning Commission	No	Renamed Procedures
Legislative Action					
General Plan Amendment	Planning Commission	City Council	N/A	Yes	

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Specific Plan Amendment	Planning Commission	City Council	N/A	Yes		
Zoning Amendments	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		

SUMMARY OF REVIEW AUTHORITIES FOR SUBDIVISION APPLICATIONS (For reference only; Future discussion pending)					<i>Table Annotations</i>
<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	

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Tentative Parcel Map	-	Planning Commission	City Council	Yes	Consider administrative approval for 100% affordable projects.
Vesting Tentative Map	-	Planning Commission	City Council	Yes	
Tentative Map Extensions	-	Director	Planning Commission	No	
Merger of Parcels	-	Director	Planning Commission	No	
Tentative Tract Map	-	Planning Commission	City Council	Yes	
Final Maps	-	City Council	N/A	No	
*Director is defined as the City's Director of Community Development or their designee					