

EXHIBIT A.6

17.64.010 Purpose.

- A. The purpose of Chapters 17.64 through 17.140 is to outline procedures for filing and processing the various land use permits, subdivision maps, variances and other regulatory review and approval responsibilities of the City. Chapters 17.64 through 17.140 also provide for the review and processing of development agreements, amendments to the General Plan and this Zoning Ordinance.
- B. The system of regulatory review and permit approval provides a full range of processing options gauged to the type of use and its intensity and appropriateness. Table 17.64.01 (Review Authority) identifies the full range of land use permit options and applicable final review authority. Appeals of Director determinations are to the Planning Commission and appeals of Planning Commission determinations are to the City Council.

Table 17.64.01
REVIEW AUTHORITY

Type of Application	Applicable Code Section	Director	Planning Commission	City Council
Ministerial (Staff Level)				
Certificate of Occupancy	17.72	X		
Development Permits - Administrative				
Single-family Residential Housing – 1 structure	17.92	X		
Antennae ¹	17.40.060	X		
Fences and Walls	17.40.110	X		
Large Family Day Care	17.08.070	X		
Development Permits - Minor				
Minor Additions to existing Commercial or Industrial Buildings	17.92	X		
Home Occupation Permits	17.108	X		
Interpretations (Zoning Ordinance)	17.112	X		
Landscape Plans	17.56	X		
Lot Line or Boundary Adjustment	16.20.110	X ⁴		
Minor Exceptions	17.116	X		
Minor Modifications	17.120	X		
Sign Permits	17.44	X		
Temporary Use Permits ¹	17.136	X		

Table 17.64.01
REVIEW AUTHORITY

Type of Application	Applicable Code Section	Director	Planning Commission	City Council
Tree Removal	17.56.090	X		
Zoning Compliance/Approval				
Accessory Structures in Residential Zones not Requiring a Building Permit		X		
Building Color Modifications on Nonresidential Buildings ¹		X		
Tenant Improvements/Occupancy Permit for Nonresidential Uses (where no other approval required)		X		
Quasi-Judicial				
Administrative Conditional Use Permit	17.74	X		
Conditional Use Permits	17.76		X	
Design Review – If Required by a Specific Plan or Conditions of Approval	17.80		X	
Development Permits - Major				
<i>Residential</i>				
Single-family housing – Subdivision	17.92		X	
Multifamily Housing (2 to 4 units)	17.92; 17.08.140; 17.08.270 to 17.08.290	X	(X)	
Multifamily Housing (5 units or more)	17.92; 17.08.140; 17.08.270 to 17.08.290		X	
<i>Commercial, Industrial, and Institutional</i>				
New Construction on Vacant Lot	17.92		X	
All Other Improvements, other than those listed above subject Zoning Compliance/Approval	17.92		X	

Table 17.64.01
REVIEW AUTHORITY

Type of Application	Applicable Code Section	Director	Planning Commission	City Council
Recycling Facilities	17.92		X	
Final Maps	16.20			X
General Plan Interpretations	17.112		X	
Reversions to Acreage ²	16.20.120		X	
Sign Program	17.44		X	
Tentative Parcel Maps	16.20		X	
Variances	17.140		X	
Legislative				
Development Agreements	17.84			X
General Plan Amendments	17.100		(X) ³	X
Planned Development Districts	17.36		(X) ³	X
Specific Plans	17.128		(X) ³	X
Surface Mining and Land Reclamation	17.132		(X) ³	X
Tentative Tract Maps	16.24, 16.28		(X) ³	X
Zoning Ordinance Amendments	17.88		(X) ³	X

Notes:

- 1 The Director has the authority to refer Director level approval application to the Planning Commission.
- 2 The merger of four or fewer parcels is subject to approval by the City Engineer, pursuant to Section 16.20.100.
- 3 The Planning Commission recommends to the City Council for final determination.

(Prior code § 159.31.010)