

CONCEPTUAL DEVELOPMENT REVIEW APPLICATIONS



CLOSING DATES FOR FILING All required application materials submitted and fees paid by COB	COMMENTS DUE TO APPLICANT BY 4 P.M.
11/21/2023	12/19/2023
12/5/2023	1/2/2024
12/19/2023	1/16/2024
1/2/2024	1/30/2024
1/16/2024	2/13/2024
1/30/2024	2/27/2024
2/13/2024	3/12/2024
2/27/2024	3/26/2024
3/12/2024	4/9/2024
3/26/2024	4/23/2024
4/9/2024	5/7/2024
4/23/2024	5/21/2024
5/7/2024	6/4/2024
5/21/2024	6/18/2024
6/4/2024	7/2/2024
6/18/2024	7/16/2024
7/2/2024	7/30/2024
7/16/2024	8/13/2024
7/30/2024	8/27/2024
8/13/2024	9/10/2024
8/27/2024	9/24/2024
9/10/2024	10/8/2024
9/24/2024	10/22/2024
10/8/2024	11/5/2024
10/22/2024	11/19/2024
11/5/2024	12/3/2024
11/19/2024	12/17/2024
12/3/2024	12/31/2024
12/17/2024	1/14/2025
12/31/2024	1/28/2025

2024 FILING DEADLINES AND PLANNING COMMISSION PUBLIC HEARING SCHEDULE

Discretionary Applications that require hearings before the Planning Commission must go through a two part process including an Application Phase and a Public Hearing Phase as described below.

Application Phase (mandatory for all cases, 29 days for review)

- The application is reviewed by City Staff for completeness for continuation to the Public Hearing Phase.
- Resulting comments may include a staff recommendation and any proposed conditions of approval upon review of applications.

There is a period of time between the end of the Application Phase and the beginning of the Public Hearing Phase for applicants to work out project issues. Revisions and resubmittals with additional information may be required.

Public Hearing Phase (40 to 84 days from deadline to hearing)

- Minimum time to complete public noticing and prepare staff report are based on project CEQA requirements. Little to no project changes are anticipated during this phase.

Appeal Period (10 days from date of meeting)

Conceptual Development Review Applications are available for applicants who do not want to submit a formal application or who would like to obtain feedback on conceptual plans. The duration of this process is 29 days and the projects receive the same type of review as the Application Phase described above.

DISCRETIONARY REVIEW APPLICATIONS

PART 1 – APPLICATION PHASE

CLOSING DATES FOR FILING All required application materials submitted and fees paid by COB	COMMENTS DUE TO APPLICANT BY 4 P.M.
11/21/2023	12/19/2023
12/5/2023	1/2/2024
12/19/2023	1/16/2024
1/2/2024	1/30/2024
1/16/2024	2/13/2024
1/30/2024	2/27/2024
2/13/2024	3/12/2024
2/27/2024	3/26/2024
3/12/2024	4/9/2024
3/26/2024	4/23/2024
4/9/2024	5/7/2024
4/23/2024	5/21/2024
5/7/2024	6/4/2024
5/21/2024	6/18/2024
6/4/2024	7/2/2024
6/18/2024	7/16/2024
7/2/2024	7/30/2024
7/16/2024	8/13/2024
7/30/2024	8/27/2024
8/13/2024	9/10/2024
8/27/2024	9/24/2024
9/10/2024	10/8/2024
9/24/2024	10/22/2024
10/8/2024	11/5/2024
10/22/2024	11/19/2024
11/5/2024	12/3/2024
11/19/2024	12/17/2024
12/3/2024	12/31/2024
12/17/2024	1/14/2025
12/31/2024	1/28/2025

PART 2 – PUBLIC HEARING PHASE

HEARING DEADLINES CEQA NON-EXEMPT Application Deemed Complete	HEARING DEADLINES CEQA EXEMPT Application Deemed Complete	PLANNING COMMISSION PUBLIC HEARINGS 5:00 P.M. Council Chamber
10/11/2023	11/22/2023	1/3/2024
10/11/2023	12/6/2023	1/17/2024
11/8/2023	12/20/2023	1/31/2024
11/22/2023	1/3/2024	2/14/2024
12/6/2023	1/17/2024	2/28/2024
12/20/2023	1/31/2024	3/13/2024
1/3/2024	2/14/2024	3/27/2024
1/17/2024	2/28/2024	4/10/2024
1/31/2024	3/13/2024	4/24/2024
2/14/2024	3/27/2024	5/8/2024
2/28/2024	4/10/2024	5/22/2024
3/13/2024	4/24/2024	6/5/2024
3/27/2024	5/8/2024	6/19/2024
4/10/2024	5/22/2024	7/3/2024
4/24/2024	6/5/2024	7/17/2024
5/8/2024	6/19/2024	7/31/2024
5/22/2024	7/3/2024	8/14/2024
6/5/2024	7/17/2024	8/28/2024
6/19/2024	7/31/2024	9/11/2024
7/3/2024	8/14/2024	9/25/2024
7/17/2024	8/28/2024	10/9/2024
7/31/2024	9/11/2024	10/23/2024
8/14/2024	9/25/2024	11/6/2024
8/28/2024	10/9/2024	11/20/2024
9/11/2024	10/23/2024	12/4/2024
9/25/2024	11/6/2024	12/18/2024
10/9/2024	11/20/2024	1/1/2025

NOTE: Your meeting or public hearing date is determined by the submittal of a **COMPLETE** application package by the hearing deadline. All applications must go through Part 1— Application Phase.