



CITY OF
LOS ANGELES
CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE ONLINE AND TELEPHONIC MEETING AGENDA Tuesday, September 13, 2022 @ 6:30 p.m.

In conformity with the September 16, 2021 enactment of California Assembly Bill 361 (Rivas) and due to concerns over Covid-19, the West Hills Neighborhood Council meeting will be conducted entirely with a call-in option or internet based service option. All are invited to attend and participate.

This meeting of the West Hills Neighborhood Council Zoning & Planning Committee will be conducted online via Zoom Webinar and telephonically. All are invited to attend and participate.

To attend online via Zoom Webinar, click or paste the following link into your browser: <https://us02web.zoom.us/j/94979394001>

To call in by phone, dial (669) 900-6833, punch in this Webinar code when prompted: 94979394001 and then press #.

This meeting is open to the public. Comments on matters not on the agenda will be heard during the Public Comment period. Those who wish to speak on an agenda item will be heard when the item is considered.

AB 361 Updates: Public comment cannot be required to be submitted in advance of the meeting; only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

- | | | |
|----|---|--|
| 1. | Call to order | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum | Dr. Faye Barta, Secretary |
| 3. | Comments from the Co-Chair(s) | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 4. | Approve the minutes from August 9, 2022 | Dr. Faye Barta, Secretary |
| 5. | Public Comments on Non-Agenda items | |

Old Business:

- | | | |
|----|--|--|
| 6. | Discussion and possible action regarding Council File 12-0460-S4 Processes & Procedures Ordinance update | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
|----|--|--|

New Business:

- | | | |
|----|---|---|
| 7. | Discussion and possible action regarding All American BBQ relocating to 6719 Platt Avenue, West Hills, former site of the Crown Wok restaurant. | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Mr. Ross Azad |
| 8. | Meeting Adjournment – Next meeting October 11, 2022 | |

Public input at Neighborhood Council meetings: When prompted by the presiding officer, members of the public may address the committee on any agenda item before the committee takes an action on the item by punching in *9 (if calling in by phone) or by clicking on the “raise hand” button (if participating online through Zoom) and waiting to be recognized. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on matters not appearing on the agenda that are within the committee’s jurisdiction will be heard during the General Public Comment period. Please note that under the Ralph M. Brown Act, the committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future committee meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of said committee.

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, city law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics@lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Posting of Agendas: WHNC agendas are posted for public review at Shadow Ranch Park, 22633 Vanowen St., West Hills, CA 91307 or at our website, www.westhillsnc.org. You can also receive our agendas via email by subscribing to the City of Los Angeles Early Notification System at www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index

The Americans With Disabilities Act: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting via email NCsupport@lacity.org or calling (213) 978-1551. If you are hearing impaired please call 711.

Public Access of Records: In compliance with Government Code Section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at the meeting where such writing was considered or by contacting the WHNC’s executive director via email at michelle.ritchie@westhillsnc.org. Requests can be made for a copy of a record related to an item on the agenda.

Reconsideration and Grievance Process: For information on the WHNC’s process for board action reconsideration, stakeholder grievance policy or any other procedural matters related to this Council, please consult the WHNC Bylaws. The Bylaws are available at our website, www.westhillsnc.org

Servicios De Traducccion: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Michelle.Ritchie@westhillsnc.org



**WEST HILLS NEIGHBORHOOD COUNCIL
JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING
DRAFT MINUTES**

TUESDAY, August 9, 2022 @ 6:30 p.m.

1. Call to Order at 6:30 PM by Co-Chair Bill Rose. The meeting was recorded.
2. Quorum established.
Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Searce, and Myrl Schreibman.
Committee Members Absent: Saif Mogri, Joan Trent.
Resigned: Alec Uzemeck.
Board Members also present: Clarice Chavira, Glenn Jennings, Brad Vanderhoof.
Members of the Public Present: Heidi Manning, Mark Janssen, John Kaboli, 1-402...047, 1-818-...689, 1-818-...229, 150...9131, Nicole Flessati, Patrick Panzarello, Michael Kang, Alessandro Machi, Alisha Flores, Brad Rosenheim, Brady McShane, K. Staley, Mark J., and Ricardo Rivas.
3. Comments from the Co-Chair(s): Char advised that approximately 20 bollards on Sherman Way have been knocked down. Anthony volunteered to take care of that issue.
4. Minutes from July, 2022 meeting were approved with one correction.
5. Public Comment on Non-Agenda Items: Nicole Flessati said she was not clear that the committee's votes were representative of the community, and not sure that the votes were representative instead of the committee's personal opinions. She asked the committee to remember that we are elected but are representing stakeholders and the personal opinions of those elected does not overshadow public feelings. She advised the committee to disregard its personal feelings and opinions.

Old Business:

6. Discussion and Possible Action regarding Case #ZA-2021-10242-CUB, request for sale and service of a full line of alcohol for onsite consumption and a change in operating hours to 12 AM for Mission Burrito, located at 22744 Roscoe Blvd., West Hills.
Patrick Panzarello from Restaurant Consulting Services appeared for Mission Burrito. Many members of the Z&P committee and many, many members of the public who were present spoke several times at great length concerning the pros and cons of the Mission Burrito request. Most of the discussion centered around the request for sale of hard liquor and the hours of its service at the restaurant. At the end of the lengthy discussion, Dan Brin moved that the Mission Burrito application be permitted to: (1) have business hours on Sunday through Thursday from 9 AM to 11 PM, and 9 AM to 11 PM on Friday and Saturday, with a midnight close time; (2) that service of alcohol be ended one-half hour (1/2 hour) before closing time; and (3) the patio be closed at 9 PM on all nights. In addition, service of hard liquor could continue until 10:30 PM (the last call under the restaurant's hard liquor permit) every day and Friday and Saturday be permitted, and the closing of the outdoor patio would occur at 9 PM all days, except on Friday and Saturday, and only on those evenings the patio would remain open until 10:30 PM, and everything would be closed at 11 PM. Anthony Searce seconded. The vote on the motion was:

Aida Abkarians	No
Faye Barta	Abstain
Dan Brin	Yes
Bob Brostoff	Yes
Carolyn Greenwood	Yes
Bonnie Klea	No
Saif Mogri	Absent
Steve Randall	No
Bill Rose	Yes
Charlene Rothstein	Yes
Anthony Scearce	Yes
Myrl Schreibman	No
Joan Trent	Absent

Vote Count: Yes – 6; No – 4; Absent – 2; Abstain – 1. The motion passes.

Bob Brostoff left the meeting at 8:41 PM.

New Business

7. Discussion and Possible Action regarding the Fallbrook Point proposal located at 22815 Roscoe Blvd., West Hills.
 Brad Rosenheim appeared and advised he is representing the owner of the Fallbrook Point property, 21600 Oxnard Street Woodland Hills. He gave background of the plot's history and development and that the owner's intent is to develop the project and meet all requirements and needs. Many, many members of the public were present to advise of the problems they have with the development's plans, especially the traffic and the concurrent noise issues it would bring to this neighborhood, including but not limited to the business hours of the complex's tenants and the traffic/noise issues. Char advised that discussion of this matter cannot be finished tonight, suggested the owner consult with the local group of neighbors who are opposing this project, and continued this matter to next month's Zoning and Planning meeting.

The meeting was adjourned by Char Rothstein at 8:41 PM.

Next meeting will be Tuesday, September 13, 2022.

**Voted Best Ribs
& Tri-Tip**



**in the
Valley
4x in a row**

We are **RELOCATING** to **WEST HILLS** on the corner of
Platt Ave & Vanowen St @

Former "Crown Wok" 6719 Platt Ave. 15 min Drive

Sept. 25 LAST DAY

(West Hills open the following week - call for details)

*In-House Delivery to Northridge,
Chatsworth, Porter Ranch & Granada Hills*

Visit our website or contact us for updates
(818) 363-6500 order @ AllAmerBBQ.com

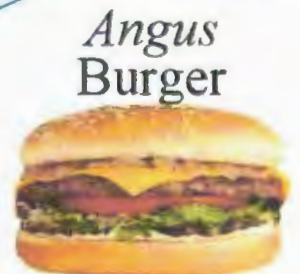
Mesquite BBQ Fire
Pit on the Patio

New Home
ALL AMERICAN BBQ

Our New Home
Same Taste & Aroma



Homemade
Peach Cobbler



Angus
Burger



Beef & Pork
Ribs (Smoked)



Tri-Tip over
Mesquite Fire Pit

ordinance streamlines and reorganizes the rules that govern the steps involved in reviewing projects and adopting land use policy, while introducing a more user-friendly format.

12-0460-S4

Council file

Zoning

The City Council previously considered the ordinance at their meeting on June 23, 2021, during which they instructed City Planning to report back with a public outreach and implementation plan and a line-by-line chart of the proposed changes. In response, City Planning has prepared a report and a processes comparison chart that displays the correspondence between existing processes and the proposed processes, as well as any changes in decision makers, public hearing notification requirements, and appellate procedures.

Some of the highlights of the proposed Processes & Procedures Ordinance are:

- **Reduce the nearly 120 different processes to about 60** while still maintaining the full variety of public engagement opportunities, so you don't have to be a Zoning Code expert to know the rules
- **Standardize a 24-day advance notice of public hearing requirement**, where the current advance notice can range from 10 to 24 days
- **Establish a consistent 15-day filing period for all project-related appeals**, where the current filing period can range from 10 to 15 days
- **Require mail notification of public hearings to Certified Neighborhood Councils** for projects within their respective geographies
- **Create a standardized entitlement path** for considering a limited modification request on a previously approved project, which is intended to balance the need of applicants with the need for transparency and public participation
- **Clarify the agency responsible for review** and the applicable time frame once a determination is made, so you know when your entitlements expire, with a time extension for 100% affordable housing projects

City Planning will continue to notify interested parties as the remaining legislative process milestones are reached, including final ordinance transmittal by the City Attorney. To receive future updates on this proposed ordinance, please sign up to join the interested parties list: planning.lacity.org/about/email-sign-up

Thank you for your continued engagement with Los Angeles City Planning.

LOS ANGELES CITY PLANNING

Sign up to receive citywide planning updates by email.

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Council File: 12-0460-S4



Title
Zoning Code / Reorganization of Administration Provisions (Processes and Procedures Ordinance) / Los Angeles Municipal Code (LAMC) Amendment

Date Received / Introduced
04/06/2021

Last Changed Date 08/15/2022 **Expiration Date** 08/10/2024

Reference Numbers
Case: CPC-2016-3182-CA
Environmental: ENV-2016-3183-CE

Pending in Committee
Planning and Land Use Management Committee

Initiated by
Los Angeles City Planning Commission

File Activities

Date	Activity
08/15/2022	Department of City Planning document(s) referred to Planning and Land Use Management Committee.
08/10/2022	Document(s) submitted by Department of City Planning, as follows: Department of City Planning report, dated August 10, 2022, relative to implementation of the Processes and Procedures Ordinance and public outreach plan.
07/16/2021	Community Impact Statement submitted by Del Rey Neighborhood Council.
06/23/2021	Council action final.

Online Documents (Doc)

Title	Doc Date
Attachment to Report dated 8-10-22 - Processes Comparison Table Final	08/10/2022
Attachment to Report dated 8-10-22 - Staff Report	08/10/2022
Report from Department of City Planning	08/10/2022

Council Vote Information

Meeting Date:	06/22/2021
Meeting Type:	Regular
Vote Action:	
Vote Given:	(15 - 0 - 0)
Member Name	CD Vote
BOB BLUMENFIELD	3 YES
MIKE BONIN	11 YES
JOE BUSCAINO	15 YES
GILBERT A. CEDILLO	1 YES
KEVIN DELEON	14 YES
MARQUEECE HARRIS-DAWSON	8 YES
PAUL KORETZ	5 YES
PAUL KREKORIAN	2 YES
JOHN LEE	12 YES
NURY MARTINEZ	6 YES
MITCH O'FARRELL	13 YES
CURREN D. PRICE	9 YES
NITHYA RAMAN	4 YES
MARK RIDLEY-THOMAS	10 YES
MONICA RODRIGUEZ	7 YES

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE
SUPPLEMENTAL
CF 12-0460-S4**

CITY PLANNING CASE:		ENVIRONMENTAL CASE:		COUNCIL DISTRICT:	
CPC-2016-3182-CA		ENV-2016-3183-CE		All	
PROJECT ADDRESS / LOCATION:					
Citywide					
PLANNER CONTACT:		TELEPHONE NUMBER:		EMAIL ADDRESS:	
Bonnie Kim		(213) 978-1330		bonnie.kim@lacity.org	
NOTES / INSTRUCTION(S):					
Report back pursuant to City Council instructions regarding the Processes and Procedures Ordinance implementation and public outreach plan, as well as a line-by-line processes comparison chart.					
ATTACHMENTS:		REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:	
<input type="checkbox"/> Letter of Determination		<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>	
<input type="checkbox"/> Findings of Fact		<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Staff Recommendation Report		<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>	
<input type="checkbox"/> Conditions of Approval		<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>	
<input type="checkbox"/> T Conditions		<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>	
<input type="checkbox"/> Proposed Ordinance <input type="checkbox"/> Preparation of a draft ordinance by the City Attorney is required.		<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>	
<input type="checkbox"/> Zone Change Map and Ordinance		<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>	
<input type="checkbox"/> GPA Resolution		<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>	
<input type="checkbox"/> Land Use Map		<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>	
<input type="checkbox"/> Exhibit A – Plans		<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>	
<input type="checkbox"/> Mailing List		<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>	
<input type="checkbox"/> Interested Parties List		<input type="checkbox"/>			
<input type="checkbox"/> Appeal		<input type="checkbox"/>			
<input type="checkbox"/> Development Agreement		<input type="checkbox"/>			
<input type="checkbox"/> Site Photographs		<input type="checkbox"/>			
<input checked="" type="checkbox"/> Other: Comparison Chart		<input type="checkbox"/>			

Specific Plan Implementation

Workflows	Name	1st RECOMMENDATION						2nd RECOMMENDATION						INITIAL DECISION						APPEAL						2nd APPEAL				
		Recomm. Body	Public Hearing	Publication (days)	Mail (days)	Posting (days)	Time to act (days)	Recomm. Body	Public Hearing	Publication (days)	Mail (days)	Posting (days)	Time to act (days)	Initial DM	Public Hearing	Publication (days)	Mail (days)	Posting (days)	Time to act (days)	Effective date/appeal period	Appellate body	Public Hearing	Publication (days)	Mail (days)	Posting (days)	Time to act (days)	Effective date/appeal period	2nd appellate body	Time to act (days)	Mayoral action (days)
	11.5.7 C	SP Project Permit Compliance	---	---	---	---	---	---	---	---	---	---	---	DIR	N ³⁷	---	---	---	75 ¹²	15	APC	Y	---	15	---	75	---	---	---	---
New	13B.4.2	Project Compliance	---	---	---	---	---	---	---	---	---	---	---	DIR	N ³⁷	---	---	---	75 ¹²	15	APC	Y	---	24	---	75	---	---	---	---
	16.50	SP Project Permit Compliance with DRB	DRB ^{17,18}	Y	---	10	5	21 ¹⁸	---	---	---	---	---	DIR	N ³⁷	---	---	---	10	15	APC	Y	---	10	5	30	---	---	---	---
New	13B.4.3	Project Compliance (with Design Review Board)	DRB ^{17,18}	Y	---	10	10	21 ¹⁸	---	---	---	---	---	DIR	N ³⁷	---	---	---	10	15	APC	Y	---	10	10	75	---	---	---	---
	11.5.7 C,E	SP Project Permit Adjustment	---	---	---	---	---	---	---	---	---	---	---	DIR	N ³⁷	---	---	---	75 ¹²	15	APC	Y	---	15	---	75	---	---	---	---
	12.22 A.30(e), 11.5.7 C.4-6	Adjustment from Downtown Design Guideline	---	---	---	---	---	---	---	---	---	---	---	DIR	N ³⁷	---	---	---	75 ¹²	15	APC	Y	---	15	---	75	---	---	---	---
	13.14 G.3, 11.5.7 C.4-6	CPIO Adjustment	---	---	---	---	---	---	---	---	---	---	---	DIR	N ³⁷	---	---	---	75 ¹²	15	APC	Y	---	15	---	75	---	---	---	---
	13.17 G.3, 11.5.7 C.4-6	RID Adjustment	---	---	---	---	---	---	---	---	---	---	---	DIR	N ³⁷	---	---	---	75 ¹²	15	APC	Y	---	15	---	75	---	---	---	---
New	13B.4.4	Project Adjustment	---	---	---	---	---	---	---	---	---	---	---	DIR	N ³⁷	---	---	---	75 ¹²	15	APC	Y	---	24	---	75	---	---	---	---
	11.5.7 F	Specific Plan Exception	DIR	Y ⁴	24	24	10 ⁷	---	---	---	---	---	---	APC	Y ⁴	24	24	10 ⁷	75 ¹²	15	CC	Y	24	24	10	90	---	---	---	---
	13.14 G.4, 11.5.7 F	CPIO Exception	DIR	Y ⁴	24	24	10 ⁷	---	---	---	---	---	---	APC	Y ⁴	24	24	10 ⁷	75 ¹²	15	CC	Y	24	24	10	90	---	---	---	---
	13.17 G.4, 11.5.7 F	Rio Exception	DIR	Y ⁴	24	24	10 ⁷	---	---	---	---	---	---	APC	Y ⁴	24	24	10 ⁷	75 ¹²	15	CC	Y	24	24	10	90	---	---	---	---
	13.18 H.4, 11.5.7 F	CLUGU Exception	DIR	Y ⁴	24	24	10 ⁷	---	---	---	---	---	---	APC	Y ⁴	24	24	10 ⁷	75 ¹²	15	CC	Y	24	24	10	90	---	---	---	---
New	13B.4.5	Project Exception (covers all SUD)	DIR	Y ⁴	24	24	10 ⁷	---	---	---	---	---	---	APC	Y ⁴	24	24	10 ⁷	75 ¹²	15	CC	Y	24	24	10	90	---	---	---	---
	11.5.7 H	Specific Plan Interpretation	---	---	---	---	---	---	---	---	---	---	---	DIR	N ³⁷	---	---	---	75	15	APC/CPC	Y	---	15	---	75	---	---	---	---
New	13B.4.6	Specific Plan Interpretation	---	---	---	---	---	---	---	---	---	---	---	DIR	N ³⁷	---	---	---	75	15	APC/CPC	Y	---	24	---	75	---	---	---	---

Footnotes :

- 4 - Hearing officer may be directed to hold the public hearing. If so directed, hearing and notification requirements are fulfilled by the public hearing conducted by the hearing officer.
- 7 - If a hearing officer is designated to conduct the public hearing then the applicant, in addition to posting notice of the public hearing, shall also post notice of the Initial Commission meeting.
- 12 - If the initial decision-maker fails to act, the applicant may file a request for a transfer of jurisdiction to the designated appellate body for decision.
- 17 - If no design review board has been appointed, the Planning Department shall review the application and make its recommendation to the Director.
- 18 - The design review process may be conducted in two steps consisting of an optional preliminary review and a mandatory final review.
- 19 - If the design review board fails to act, the application shall be immediately referred without recommendation to the Director for determination.
- 37 - Director may hold optional public information meeting pursuant to 11.5.7 I. or Sec. 13B.4.1.D.

Division of Land

Workflows	Name	1st RECOMMENDATION					2nd RECOMMENDATION					INITIAL DECISION					APPEAL					2nd APPEAL		Mayoral action (days)						
		Recomm. Body	Public Hearing	Publication (days)	Mail (days)	Posting (days)	Time to act (days)	Recomm. Body	Public Hearing	Publication (days)	Mail (days)	Posting (days)	Time to act (days)	Initial DM	Public Hearing	Publication (days)	Mail (days)	Posting (days)	Time to act (days)	Effective date/appeal period	Appellate body	Public Hearing	Publication (days)		Mail (days)	Posting (days)	Time to act (days)	Effective date/appeal period	2nd appellate body	Time to act (days)
	17.50 B.3(c)	Parcel Map Exemption (Lot Line Adjustment)	---	---	---	---	---	---	---	---	---	---	AA	N	---	---	---	---	15	APC/CPC	Y	As required by state law					30	---	---	---
	17.50 D	Parcel Map Waiver	---	---	---	---	---	---	---	---	---	---	AA	N	---	---	---	---	15	APC/CPC	Y	As required by state law					30 ²⁶	---	---	---
New	188.7.2	Parcel Map Exemption/Lot Line Adjustment	---	---	---	---	---	---	---	---	---	---	AA	N	---	---	---	---	18	APC/CPC	Y	As required by state law					30 ²⁶	---	---	---
	17.06, 12.85	Tentative Tract Map (Vesting) TT / Air Space Lots / Reversion	Sub Comm	---	---	---	---	---	---	---	---	---	AA	Y	---	10 ²⁸	10	30	10	APC/CPC	Y	As required by state law					30 ²⁷	10	CC	30 ²⁷
New	188.7.3	Tentative Tract Map	Sub Comm	---	---	---	---	---	---	---	---	---	AA	Y	10	10 ²⁸	10	30	15	APC/CPC	Y	As required by state law					30 ²⁷	15	CC	30 ²⁷
	17.11	Tract Map Modification	Sub Comm	---	---	---	---	---	---	---	---	---	AA	N	---	---	---	---	10	APC/CPC	Y	As required by state law					30 ²⁷	10	CC	30 ²⁷
New	188.7.3.H	Modification of Tentative Tract Map	Sub Comm	---	---	---	---	---	---	---	---	---	AA	N	---	---	---	---	15	APC/CPC	Y	As required by state law					30 ²⁷	15	CC	30 ²⁷
	17.07	Final Map	CE ²⁸	---	---	---	---	---	---	---	---	---	CC	Y	Brown Act Requirements					---	---	---	---	---	---	---	---	---		
New	188.7.4	Final Tract Map	CE ²⁸	---	---	---	---	---	---	---	---	---	CC	Y	Brown Act Requirements					---	---	---	---	---	---	---	---	---		
	17.14	Modification of Recorded Tract Maps	Sub Comm	---	---	---	---	---	---	---	---	---	AA	Y	10	10	10	30	10	APC/CPC	Y	As required by state law					30 ²⁷	10	CC	30 ²⁷
New	188.7.4.H	Modification of Recorded Final Tract Map	Sub Comm	---	---	---	---	---	---	---	---	---	AA	Y	10	10	10	30	15	APC/CPC	Y	As required by state law					30 ²⁷	15	CC	30 ²⁷
	17.50 - 17.54	Preliminary Parcel Map	Sub Comm	---	---	---	---	---	---	---	---	---	AA	Y ²⁹	---	10 ²⁹	10	30	15	APC/CPC	Y	As required by state law					30 ²⁸	---	---	---
New	188.7.5	Preliminary Parcel Map	Sub Comm	---	---	---	---	---	---	---	---	---	AA	Y ²⁹	10	10 ²⁹	10	30	15	APC/CPC	Y	As required by state law					30 ²⁸	---	---	---
	17.53 H	Parcel Map Modification	Sub Comm	---	---	---	---	---	---	---	---	---	AA	N	---	---	---	---	15	APC/CPC	Y	As required by state law					30 ²⁸	---	---	---
New	188.7.5.H	Modification of Preliminary Parcel Map	Sub Comm	---	---	---	---	---	---	---	---	---	AA	N	---	---	---	---	15	APC/CPC	Y	As required by state law					30 ²⁸	---	---	---
	17.56	Final Parcel Map	CE	---	---	---	---	---	---	---	---	---	CC	Y	Brown Act Requirements					---	---	---	---	---	---	---	---	---		
New	188.7.6	Final Parcel Map	CE	---	---	---	---	---	---	---	---	---	CC	Y	Brown Act Requirements					---	---	---	---	---	---	---	---	---		
	17.59	Modification of Recorded Parcel Maps	Sub Comm	---	---	---	---	---	---	---	---	---	AA	Y	---	10	10	---	15	APC/CPC	Y	As required by state law					30 ²⁹	---	---	---
New	188.7.6.H	Modification of Recorded Final Parcel Map	Sub Comm	---	---	---	---	---	---	---	---	---	AA	Y	10	10	10	---	15	APC/CPC	Y	As required by state law					30 ²⁹	---	---	---
	18.02-4.8	Private Street Map	Sub Comm	---	---	---	---	---	---	---	---	---	DIR	Y ³⁰	---	10 ³⁰	10	40	15	APC/CPC	Y	As required by state law					30 ²⁸	---	---	---
New	188.7.7	Private Street Map	Sub Comm	---	---	---	---	---	---	---	---	---	DIR	Y ³⁰	10	10 ³⁰	10	40	15	APC/CPC	Y	As required by state law					30 ²⁸	---	---	---
	17.54	Subdivision Appeal	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	15	APC/CPC	Y	As required by state law					30 ²⁹	---	---	---
New	188.7.8	Subdivision Appeal	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	15	APC/CPC	Y	As required by state law					30 ²⁹	---	---	---

Footnotes:
 26 - The Appeal Board shall hear the appeal within 30 days after the expiration of the 15-day appeal period and declare its findings within 14 days after the conclusion of the hearing.
 27 - The Appeal Board shall hear the appeal within 30 days after it is filed and render its decision within 10 days after the conclusion of the hearing.
 28 - DCP shall also give mail notice to all tenants of the property proposed for subdivision not less than 15 days prior to the Advisory Agency hearing on a Tentative Map or Preliminary Parcel Map.
 29 - When a Final Map covers only a portion of the property shown on the Tentative Map, it shall be submitted to the Advisory Agency for its approval prior to submission to the City Engineer for checking.
 30 - A public hearing may be waived with submission of the written approval of all neighboring owners.

Quasi-Judicial Review

Workflows	Name	1st RECOMMENDATION						2nd RECOMMENDATION						INITIAL DECISION						APPEAL						2nd APPEAL			
		Recomm. Body	Public Hearing	Publication (days)	Mail (days)	Posting (days)	Time to act (days)	Recomm. Body	Public Hearing	Publication (days)	Mail (days)	Posting (days)	Time to act (days)	Initial DM	Public Hearing	Publication (days)	Mail (days)	Posting (days)	Time to act (days)	Effective date/appeal period	Appellate body	Public Hearing	Publication (days)	Mail (days)	Posting (days)	Time to act (days)	Effective date/appeal period	2nd appellate body	Time to act (days)
	12.24 B-Q, X. ZA Determination	---	---	---	---	---	---	---	---	---	---	---	ZA	Y ^{4,11}	24	24	10 ¹⁰	75 ¹¹	15	APC	Y	24	24	10	75	---	---	---	---
	12.50 G. ZA Interpretation Airport Approach of Boundaries/Height	---	---	---	---	---	---	---	---	---	---	---	ZA	Y ⁴	24	24	10 ¹⁰	75 ¹¹	15	APC	Y	24	24	10	75	---	---	---	---
	12.50 D. ZA Determination Airport Approach Hardship of Regs.	---	---	---	---	---	---	---	---	---	---	---	ZA	Y ⁴	24	24	10 ¹⁰	75 ¹¹	15	APC	Y	24	24	10	75	---	---	---	---
New	13B.2.1 Conditional Use Permit, Class 1	---	---	---	---	---	---	---	---	---	---	---	ZA	Y ^{4,11}	---	24	10 ¹⁰	75 ¹¹	15	APC	Y	---	24	10	75	---	---	---	---
	12.24 L & M ZA Plan Approval, CU	---	---	---	---	---	---	---	---	---	---	---	ZA	Y ²⁰	---	24	10	---	15	APC	Y	---	24	10	75	---	---	---	---
New	13B.2.1.H CUP Class 1 - Plan Approval	---	---	---	---	---	---	---	---	---	---	---	ZA	Y ²⁰	---	24	10	---	15	APC	Y	---	24	10	75	---	---	---	---
	12.24 B-Q. ZA Conditional Use (Vesting)	---	---	---	---	---	---	---	---	---	---	---	ZA	Y ⁴	24	24	10 ¹⁰	75 ¹¹	15	APC	Y	24	24	10	75	---	---	---	---
	13.01-A-K, 12.24-B-1 Oil Drilling District Methods /Conditions of Operation	---	---	---	---	---	---	---	---	---	---	---	ZA	N	---	---	---	60	15	APC	Y	24	24	10	75	---	---	---	---
	14.00 B, 14.3.1 Eldercare Facility Unified Permit	---	---	---	---	---	---	---	---	---	---	---	ZA	Y	24	24	10	75 ¹¹	15	APC	Y	24	24	10	75	---	---	---	---
	13.02 E., 12.24-B-1 "S" District Development Plans	---	---	---	---	---	---	---	---	---	---	---	ZA	N	---	---	---	---	15	APC	Y	24	24	10	75	---	---	---	---
	12.22 A, 20, 12.24 Exception from Adult Entertainment (Sec. 12.70-C)	---	---	---	---	---	---	---	---	---	---	---	ZA	Y ⁴	24	24	10 ¹⁰	60	15	APC	Y	24	24	10	30	15	CC	30	10
	14.00 B Public Benefits, Alternative Compliance	---	---	---	---	---	---	---	---	---	---	---	DIR	Y	24	24	10	75 ¹¹	15	CPC	Y	24	24	10	75	---	---	---	---
New	13B.2.2 Conditional Use Permit, Class 2	---	---	---	---	---	---	---	---	---	---	---	ZA	Y ⁴	24	24	10 ¹⁰	75 ¹¹	15	APC	Y	24	24	10	75	---	---	---	---
	12.24 L & M ZA Plan Approval, CU	---	---	---	---	---	---	---	---	---	---	---	ZA	Y ²⁰	24	24	10	---	15	APC	Y	24	24	10	75	---	---	---	---
New	13B.2.2.H CUP Class 2 - Plan Approval	---	---	---	---	---	---	---	---	---	---	---	ZA	Y ²⁰	24	24	10	---	15	APC	Y	24	24	10	75	---	---	---	---

Footnotes :

- 4 - Hearing officer may be directed to hold the public hearing. If so directed, hearing and notification requirements are fulfilled by the public hearing conducted by the hearing officer.
- 10 - If a hearing officer is designated to conduct the public hearing, then the applicant, in addition to posting notice of the public hearing, shall also post notice of the initial meeting of the decision-making body on the matter.
- 11 - The public hearing may be waived pursuant to specific criteria of Sec. 12.24 X.
- 12 - If the initial decision-maker fails to act, the applicant may file a request for a transfer of jurisdiction to the designated appellate body for decision.
- 20 - The public hearing may be waived if written findings are made that the requested entitlement will not have a significant effect on adjoining properties or on the immediate neighborhood; or is not likely to evoke public controversy.

Historic Preservation

Workflows	Name	1st RECOMMENDATION						2nd RECOMMENDATION						INITIAL DECISION						APPEAL						2nd APPEAL					
		Recomm. Body	Public Hearing	Publication (days)	Mail (days)	Posting (days)	Time to act (days)	Recomm. Body	Public Hearing	Publication (days)	Mail (days)	Posting (days)	Time to act (days)	Initial DM	Public Hearing	Publication (days)	Mail (days)	Posting (days)	Time to act (days)	Effective date/appeal period	Appellate body	Public Hearing	Publication (days)	Mail (days)	Posting (days)	Time to act (days)	Effective date/appeal period	2nd appellate body	Time to act (days)	Mayoral action (days)	
New	12.32.A-D, 12.20.3 F	CHC	Y	Brown Act Requirements			45	CPC	Y ⁴	24	24	10 ⁷	75 ^{6,8}	CC	Y	Brown Act Requirements			90	---	---	---	---	---	---	---	---	---	---	---	---
	138.B.2	CHC	Y	Brown Act Requirements			45	CPC	Y ⁴	24	24	10 ⁷	75 ^{6,8}	CC	Y	Brown Act Requirements			90	---	---	---	---	---	---	---	---	---	---	---	---
New	12.20.3.E, 12.32.C	CHC	Y	---	---	---	45	---	---	---	---	---	CPC	Y ⁴	---	24	---	75	---	---	---	---	---	---	---	---	---	---	---		
	138.B.3	CHC	Y	---	---	---	45	---	---	---	---	---	CPC	Y ⁴	---	24	---	75	---	---	---	---	---	---	---	---	---	---	---		
New	12.20.3.I - J	---	---	---	---	---	---	---	---	---	---	---	HPOZ ¹³ Board	Y	Brown Act Requirements			21	---	---	---	---	---	---	---	---	---	---	---	---	
	138.B.4	---	---	---	---	---	---	---	---	---	---	---	HPOZ ¹³ Board	Y	Brown Act Requirements			21	---	---	---	---	---	---	---	---	---	---	---	---	
New	12.20.3 K	HPOZ Board	Y	---	10	10	30	---	---	---	---	---	DIR	N	---	---	---	75	15	APC	Y	---	15	---	75	---	---	---	---		
	138.B.5	HPOZ Board	Y	---	10	10	30	---	---	---	---	---	DIR	N	---	---	---	75	15	APC	Y	---	24	---	75	---	---	---	---		
New	12.20.3 K	HPOZ Board	Y	---	10	10	30	---	---	---	---	---	APC	Y	Brown Act Requirements			75	15	CC	Y	---	15	---	75	---	---	---	---		
	138.B.6	HPOZ Board	Y	---	10	10	30	---	---	---	---	---	APC	Y	Brown Act Requirements			75	15	CC	Y	---	24	---	75	---	---	---	---		
New	12.20.3 L	HPOZ Board	Y	---	10	10	30	---	---	---	---	---	DIR	---	---	---	---	75	15	APC	Y	---	15	---	75	---	---	---	---		
	138.B.7	HPOZ Board	Y	---	10	10	30	---	---	---	---	---	DIR	---	---	---	---	75	15	APC	Y	---	24	---	75	---	---	---	---		

Footnotes:

- 4 - Hearing officer may be directed to hold the public hearing. If so directed, hearing and notification requirements are fulfilled by the public hearing conducted by the hearing officer.
- 5 - If the matter was initiated by either the CPC or the Director, and the CPC recommends denial the decision is final. If the Planning Commission recommends disapproval of an application the applicant may appeal that decision to the City Council.
- 7 - If a hearing officer is designated to conduct the public hearing then the applicant, in addition to posting notice of the public hearing, shall also post notice of the initial Commission meeting.
- 8 - If the Ordinance was proposed by initiation then the Commission shall act within 75 days. If the Planning Commission does not act by that deadline the Council may then request the Planning Commission to forward the matter for the Council's action. If the Council does not do so, the time for the Planning Commission to act shall automatically be extended for an additional 75 days.
- 13 - Authority to approve or disapprove may be delegated to Director as defined by the applicable Preservation Plan.