

Exhibit C

Chapter 17.72 – Authority and Development Permit Decisions

17.72.010 – Purpose

This Chapter describes the authority and responsibilities of city staff, the Community Development Director, Planning Commission, and the City Council in the administration of Title 17 “Zoning Ordinance” of the Municipal Code.

17.72.020 – Community Development Director

- A. Appointment.** The Community Development Director shall be appointed by the City Manager.
- B. Authority.** The Community Development Director shall have the following responsibilities:
 - 1. To perform the functions designated by Government Code Section 65103;
 - 2. Head and manage the day-to-day and long-range functions of the Community Development Department;
 - 3. Have the responsibility and authority to conduct public hearings and approve or disapprove applications for Administrative Permits, Temporary Use Permits, and minor amendments to approved entitlements as prescribed by this Chapter;
 - 4. Clarify the intent of conditions of approval placed upon entitlements granted by the Planning Commission or City Council under the authority of this Title where necessary;
 - 5. Perform the duties and functions prescribed by this Zoning Ordinance, including but not limited to, the review of development projects, in compliance with this Zoning Ordinance and the California Environmental Quality Act; and
 - 6. Perform any other responsibilities assigned by the City Manager and/or City Council.
- C. Designation of Duties.** Except where otherwise provided by this Zoning Ordinance, the responsibilities of the Director may also be carried out by Department employees under the supervision of the Director.

17.72.030 – Planning Commission

A. Appointment. See Section 2.20.020 of the Municipal Code.

B. Meetings. The Planning Commission shall hold regular and special meetings in accordance with the policies outlined in the Planning Commission Bylaws as adopted by resolution of the City Council.

C. Duties. See Section 2.20.060 of the Municipal Code.

17.72.040 – Authority for Land Use and Development Permits

Table 17.72-1 (Review Authority) identifies the City official or body responsible for reviewing and making decisions on each type of permit or amendment in the administration of the Zoning Ordinance.

Table 17.72-1 Review Authority

Type of Permit or Decision	Code Location	Development Review Committee (DRC)	Community Development Director	Planning Commission	City Council
Legislative Actions					
Development Agreements	17.88	Recommend	Recommend	Recommend	Final Decision
General Plan Amendments	17.80	Recommend	Recommend	Recommend	Final Decision
Planned Developments	17.90	Recommend	Recommend	Recommend	Final Decision
Pre-Annexation Agreements	17.88	Recommend	Recommend	Recommend	Final Decision
Prezoning/ Annexation	17.86	Recommend	Recommend	Recommend	Final Decision
Specific Plans	17.82	Recommend	Recommend	Recommend	Final Decision
Zoning Ordinance Amendments	17.84	Recommend	Recommend	Recommend	Final Decision
Permits					
Administrative Sign Permit	17.98	Not Applicable	Decision	--	--

Type of Permit or Decision	Code Location	Development Review Committee (DRC)	Community Development Director	Planning Commission	City Council
Freestanding Sign	17.98	Recommend	Decision	Appeal	Appeal
Master Sign Program	17.98	Recommend	Recommend	Decision	Appeal
Conditional Use Permit - Major	17.96	Recommend	Recommend	Decision	Appeal
Conditional Use Permit - Minor	17.96	Recommend	Decision	Appeal	Appeal
Site and Architectural Review - Administrative	17.94	Not Applicable	Decision	--	--
Site and Architectural Review - Minor	17.94	Recommend	Decision	Appeal	Appeal
Site and Architectural Review - Major	17.94	Recommend	Recommend	Decision	Appeal
Tentative Map	16.36	Recommend	Recommend	Decision	Appeal
Lot Line Adjustment	16.44	Recommend	Decision*	Appeal	Appeal
Final Map	16.40	Recommend	Recommend	Not Applicable	Final Decision
Parcel Map	16.44	Recommend	Decision*	Appeal	Appeal
Temporary Use Permit	17.100	Recommend	Decision	Appeal	Appeal
Variance	17.102	Recommend	Recommend	Decision	Appeal
Other Approvals					
Density Bonus	17.92	Recommend	Recommend	Decision	Appeal
Reasonable Accommodation	17.110	Not Applicable	Decision	Appeal	Appeal
Interpretations	17.02.050	Recommend	Decision	Appeal	Appeal