

## Potential Future Procedural Changes

	<b>Flexibility Option</b>	<b>Certainty Option</b>
<b>Stage 1: Application</b>	<p><b>Submittal</b> <i>Applicant submits application.</i></p>	<p><b>Submittal</b> <i>Applicant submits application.</i></p>
	<p><b>Determination of Completeness</b> <i>-Application deemed complete or incomplete by staff. -If incomplete, applicant must submit missing information before proceeding.</i></p>	<p><b>Determination of Completeness</b> <i>-Application deemed complete or incomplete by staff. -If incomplete, applicant must submit missing information before proceeding.</i></p>
<b>Stage 2: Review</b>	<p><b>Staff Review</b> <i>Staff reviews for compliance with: -Dev. Code pedestrian connectivity and facade design goals. -Other Dev Code standards. -Specific Plan policies and design guidelines.</i></p>	<p><b>Staff Review</b> <i>Staff reviews for compliance with: -Dev. Code pedestrian connectivity and facade design standards. -Other Dev Code standards. -Specific Plan policies and design guidelines.</i></p>
	<p><b>Committee Review</b> <i>Staff, Design Review Committee (if applicable), and Council Implementation Committee review for compliance with: -Dev. Code pedestrian connectivity and facade design goals. -Other Dev Code standards. -Specific Plan policies and design guidelines.</i></p>	<p><b>Committee Review</b> <i>Design Review Committee (if applicable) is provided with application and staff review, and is given 3 business days to request a meeting to discuss the application.</i></p>
	<p><b>Project Revisions</b> <i>If the committees or staff determine that the project is not in compliance, the applicant may choose to revise the design and return to the committee(s) before proceeding to the Director's decision.</i></p>	<p><b>Project Revisions</b> <i>If the committees or staff determine that the project is not in compliance the applicant may choose to revise the design and return to the committee(s) before proceeding to the Director's decision.</i></p>
<b>Stage 3: Decision</b>	<p><b>Director Decision</b> <i>DARM Director considers committee recommendations and makes decision to approve or deny project.</i></p>	<p><b>Director Decision</b> <i>DARM Director considers committee recommendations and makes decision to approve or deny project.</i></p>
	<p><b>Appeal to Planning Commission</b> <i>-If a resident or the applicant disagrees with the Director's decision they may appeal.</i></p>	<p><b>Appeal to Planning Commission</b> <i>-If a resident or the applicant disagrees with the Director's decision they may appeal.</i></p>
	<p><b>Appeal to City Council</b> <i>-If a resident or the applicant disagrees with the Planning Commission's decision they may appeal. -If there is an appeal, the City Council makes the final decision.</i></p>	<p><b>Appeal to City Council</b> <i>-If a resident or the applicant disagrees with the Planning Commission's decision they may appeal. -If there is an appeal, the City Council makes the final decision.</i></p>