



# DEVELOPMENT ENTITLEMENT CHECKLIST



## DUE DILIGENCE

What codes, policies, and other rules and fees apply to your project?

- General Plan
- Zoning
- Design
- CEQA
- Special development fees
- Soils Assessments



## APPLICATION TO LOCAL AGENCY

What approvals does the project require?

- Rezoning
- EIR or CEQA exemption
- Subdivision Map
- Conditional Use Permit
- Variance
- Density Bonus (housing)
- SB 330 Application (housing permit streamlining)
- Fees



## PROJECT REVIEW

Which agencies and by what process will review your project be reviewed?

- Administrative Review (staff)
- Zoning Board (hearing)
- Planning Commission (hearing)
- City Council/Board of Supervisors (hearing)



## DECISION OUTCOME

Was your project approved or denied?

- Approved
  - Move to next phase
- Denied
  - Appeal
  - Resubmit with modifications
  - Change project and apply



## IF APPROVED

What other agencies will review?

- Building Dept.
- Fire Dept.
- Transportation Dept.
- Public Works
- Environmental Health

## IF WRONGLY DENIED AT APPEAL

What do you do if you go through the entire administrative process, including an appeal, and your project is wrongly denied?

### QUESTIONS THAT DETERMINE YOUR CLAIMS

- Did the agency proceed without, or in excess of, jurisdiction?
- Did you receive a fair trial?
- Was there a prejudicial abuse of discretion?
  - Failure to proceed in the manner required by law
  - The decision is not supported by the findings
  - The findings are not supported by the evidence
  - Civil Rights claims (e.g. Equal Protection)