



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
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 KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

Discretionary Permit Levels of Review

Discretionary Permit Levels	Site visit done in conjunction with project review	Notification of Neighbors sent to closest 10 property owners (minimum), all property owners within 300 feet, and residents within 100 feet for most applications*	Public Hearing	Approving Body
LEVEL 1 PERMIT (e.g. some minor change of use permits)	As needed	No	No	Planning Director or Designee
LEVEL 2 PERMIT (e.g. significant tree removal permits)	Yes	No	No	Planning Director or Designee
LEVEL 3 PERMIT (e.g. minor variation permits, lot line adjustments, riparian exceptions)	Yes	No	No	Planning Director or Designee
LEVEL 4 PERMIT (e.g. new vacation rental permits, small commercial development permits, minor exception permits, time extensions)	Yes	Yes, notice of pending action sent out	Usually no. In rare cases a public hearing may be scheduled if substantial issues are raised.	Planning Director or Designee
LEVEL 5 PERMIT (e.g. most coastal permits, variances, home occupation permits, medium to large size commercial development permits)	Yes	Yes	Yes	Zoning Administrator
LEVEL 6 PERMIT (e.g. land divisions up to 19 lots, condo/townhouse projects up to 19 units, very large commercial development permits)	Yes	Yes	Yes	Planning Commission
LEVEL 7 PERMIT (e.g. General Plan amendments, land divisions with over 20 lots, rezonings)	Yes (except rezonings to Timber Production)	Yes	Yes	Planning Commission and Board of Supervisors

* Notification requirements for Level IV and Level V projects reviewed by APAC (Agricultural Policy Advisory Commission) can be found in County Code sections 16.50.095(G.2) and (H.1). Notification requirements for wireless communication facilities can be found in County Code section 13.10.661(H).