

Discretionary Permit Levels of Review

Discretionary Permit Levels	<u>Site Visit Done in conjunction with project review</u>	<u>Notification of Neighbors Sent to closest 10 property owners (min.), property owners w/in 300', and residents w/in 100' for <u>most</u> applications*</u>	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. small commercial development permits, minor exception permits, time extensions)	Yes	Yes	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 & 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).

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COUNTY OF SANTA
CRUZ



BROCHURES

DISCRETIONARY PERMIT LEVELS OF REVIEW



The flow chart provided inside illustrates the discretionary permit process; the table on back describes the different types of permits.

**SEE SECTIONS 18.10.112 AND
18.10.121 OF THE SANTA CRUZ
COUNTY CODE**

GENERAL OVERVIEW OF DISCRETIONARY APPLICATION/PERMIT PROCESS

