



TIMELINES:

Discretionary applications are generally processed on a first-come, first-served basis. Timing varies in the initial phase of an application submittal. Only a few weeks may be required for small, staff-delegated projects, while many months may be required for complex projects requiring an Environmental Impact Report. Much depends upon the quality of the application, timely responses from outside agencies and the diligence of the applicant. The staff planner may provide a tentative time estimate after an initial review of the project.