

Development Review Levels

Scope	Building Permit	General Site Review	Rapid/Minor Plan	Intermediate Plan	Major Plan
Residential	1 & 2 Family dwellings, new, additions, alterations, ADU.	As determined by Planning (model homes, shared parking, etc.)	Developments of 3 to 10 multiple-family dwelling units.	Developments of 11 to 50 multiple-family dwelling units.	Developments of 51 or more multiple-family dwelling units.
Non-Residential	Commercial low-impact building alterations, exterior facades.	New commercial construction of 1,000 square feet of building area or less, and/or as determined by Planning. Side walk cafes, Outdoor seating, Outdoor storage.	New construction or expansions of 1,001 and up to 10,000 square feet of building area.	New construction or expansions of 10,001 to 50,000 square feet of building area.	New construction or expansions over 50,001 square feet of building area.
Parking; Other Impervious Areas; Construction Activity	Small Scope Permits <ul style="list-style-type: none"> Grading & grubbing Driveway / Curb Cut Repaving / Stripping Additional parking New paving 	<ul style="list-style-type: none"> Environmentally sensitive development Park paths Small scale stormwater improvements Electric vehicle charging stations 	Parking areas that include 8—40 new parking spaces. Impervious areas: 1,000—20,000 square feet. Excavation, filling, or removal of more than 200 cubic yards of material for the purpose of development.	Parking areas that include 41—100 new parking spaces. Impervious areas: 20,001—50,000 square feet.	Parking areas that include more than 100 new parking spaces. Impervious areas: More than 50,000 square feet.

Summary of Review Requirements

Element	Building Permit	General Site Review	Rapid/Minor Plan	Intermediate Plan	Major Plan
Development Review	Planning Acceptance Required.	Planning Acceptance Required.	Required.	Required.	Required.
First Step Meeting	Not required.	Required.	Required.	Required.	Required.
Neighborhood Workshop	Not required.	Not required.	Not required.	Required.	Required.
Project Coordination Meeting	Optional Next Step Meeting	Optional.	Optional.	Optional.	Optional.
Board Review	Not required.	Not required.	Required if requesting a variance.	Required if requesting a variance.	Development Review Board required. (Unless 15% of units reserved for households at 80% AMI or less)
Site Work Permit	Included in Building Permit, or Limited Site Work Permit.	Required - Separate Site Work Permit.	Required - Separate Site Work Permit.	Required - Separate Site Work Permit.	Required - Separate Site Work Permit.