



To: Permit Center Customers

Subject: City of Concord Application Submittal Procedures

Welcome to the City of Concord and thank you for your interest in making an investment in the community with your development application. The City strives to make Concord a premier place to live, work and do business. The City realizes the importance of your time and the benefit your investment can have on the community. The following information will help guide you and streamline the process to a successful application.

The following describes the permit-processing procedures the City has established for all discretionary permits¹ to ensure that applications are reviewed in a timely and comprehensive manner. The City wants to help applicants submit complete plans and documents in order to avoid last minute surprises and streamline the process. Specific information is necessary for staff to understand and evaluate projects in order to make recommendations to the City's decision-makers.

First Point of Contact

The Planning Division is the first point of contact for the review and processing of all development applications. The Planning Division is responsible for managing development in the best interest of the City by applying regulations and standards based on the City of Concord's General Plan, Zoning Ordinance, Planning laws, and policies.

Applicants are encouraged to set up a pre-submittal meeting with Planning and Engineering staff prior to filing a formal application to determine the type of permit(s) required and to discuss application procedures. Applicants are also encouraged to submit plans for a Pre-Application review for more information on City policies and development requirements prior to a formal application (see Pre-Application checklist). These pre-submittal procedures provide the opportunity for the applicant to gain an understanding of the key project issues prior to spending significant time and resources on a formal submittal.

Application Process/Assignment of Project Planner

To provide you with the best possible customer service early in the process, a Project Planner will be assigned to manage your project. The Project Planner will be your primary point of contact for all submittals and coordination of meetings. The Project Planner will distribute the plans and application materials, schedule project review, communicate whether the application is complete or incomplete, convey project issues to you and your design team, and facilitate resolution of issues. The development review process works best when there is a partnership between City staff and our customers.

¹ Discretionary permits include Pre-Applications, General Plan Amendments, Rezoning/Prezonings, Preliminary Development Plans, Use Permits, Major Subdivisions, Minor Subdivisions, Hillside Development Plans, Design Review Permits, Zoning Administrator Permits, Variances, and Heritage Tree Removal Permits, and all require consideration at a public hearing/meeting with one or more of the following: Zoning Administrator, Design Review Board, Planning Commission, and/or the City Council.

Staff will work diligently with you to identify and resolve project issues in order to move forward with a positive recommendation to the decision-makers.

Application Acceptability Meetings

Prior to a formal submittal, an applicant shall schedule a meeting with the Project Planner and Engineer, to determine if their development plans and documents are ready for a formal submittal. This is known as the “Application Acceptability” meeting. At this meeting, one complete set of the application materials will be reviewed to determine if all of the items on the submittal checklists are included. If the application package is deficient, the application will not be accepted. Staff will document the items needed to submit the application. Once those revisions have been made, the applicant shall schedule a second meeting with the same Project Planner and Engineer. When the application contains all of the required information, the applicant will be invited to return with the formal submittal, which includes the required number of plan sets, the application, and application fees. While staff may raise issues or provide comments on the plans during the application acceptance stage, this does not replace the DAC review process, which is a comprehensive review of the content of the submitted materials.

Following the formal application submittal, all applications are distributed to the Development Advisory Committee (DAC), which is comprised of City staff and representatives of responsible agencies, to determine if the application is complete or incomplete. The DAC review and completeness determination occurs within 30 days of the formal submittal. A project must be found to be complete before it can move forward through the development review process. In addition to the completeness review, the purpose of the DAC review is also to identify project issues.

Application and Permit Checklists

The Planning Division, in conjunction with Permit Center staff and representatives from various City Departments, has developed comprehensive checklists for all discretionary permits (available on the City web site). Submittal of complete plans and information, as listed on the applicable checklist(s), is required in order to move forward through the development review process and ultimately be scheduled for a public hearing. Submittal of incomplete or inconsistent materials results in multiple reviews by City staff and costly delays for the applicant.

If you have any questions about the submittal requirements, the development review process, or need help resolving an issue, please call myself or Cathy Munneke, Principal Planner. The City is continually improving the development review process to provide the best customer service possible. Staff welcomes any feedback or suggestions.

Deborah Raines
Planning Manager