

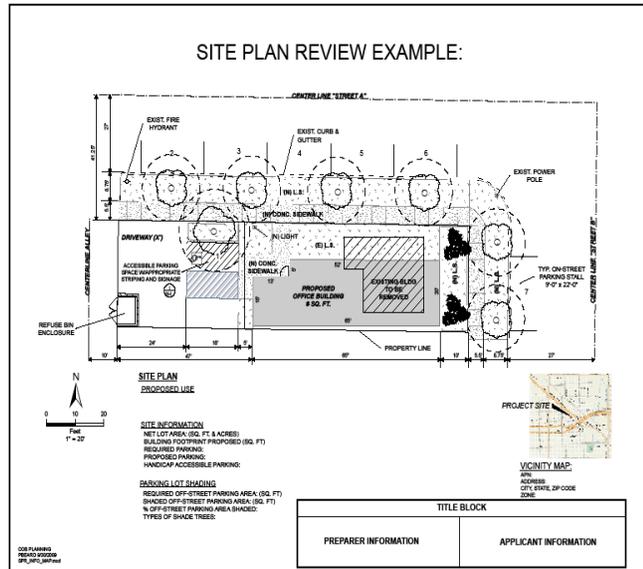
## SITE PLAN REVIEW PROCESS

### PURPOSE

The purpose of the Site Plan Review process is to ensure development plans meet compliance with all applicable City development ordinances, standards, and policies.

### SITE PLAN REVIEW PROCESS

1. Completed application, preliminary development plans, and fees are submitted to the City. Upon submittal of required items, application is deemed complete (see sample site plan below).
2. CEQA environmental review begins.\*



Based on the environmental review determination for a proposal, in accordance with CEQA (California Environmental Quality Act), a Site Plan Review can follow two different processing tracks.

- a. Projects exempt from CEQA are reviewed by the Site Plan Review Committee (administratively with no public hearing) with a decision signed by the Planning Director in approximately 15 working days. These decisions are posted at the Planning Department and on the City's website for public review.

Site Plan Review Committee reviews plans. Upon completion of required revisions, plans may be approved by each Committee member, subject to conditions of approval.

- b. For projects not exempt from CEQA, a public hearing is held.

Projects are reviewed at a public hearing and take approximately 8 weeks from submittal of an application. The hearing allows the public to comment on the project for consistency with ordinances and policies, as well as any environmental concerns in accordance with CEQA. The Development Services Director acts as the Hearing Officer for this hearing.

3. Development Services Director takes action; approves or disapproves Site Plan Review proposal.
4. Upon approval of Site Plan Review, a building permit application may be submitted to the Building Division.

\* *Environmental Review may require special studies and extend the review and processing time.*

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## LINKS TO ON-LINE RESOURCES

- **Planning Application**
  - **Zoning Ordinance**
  - **Email the Planning Department at [DevPln@bakersfieldcity.us](mailto:DevPln@bakersfieldcity.us).**
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