

the tip  
of the  
iceberg:

EVERYTHING  
THAT HAPPENS  
BEFORE THE  
PUBLIC HEARING



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*WHY DO MEETINGS KEEP  
GETTING CANCELLED?*

*THE CITY MUST NOT BE VERY BUSY...*

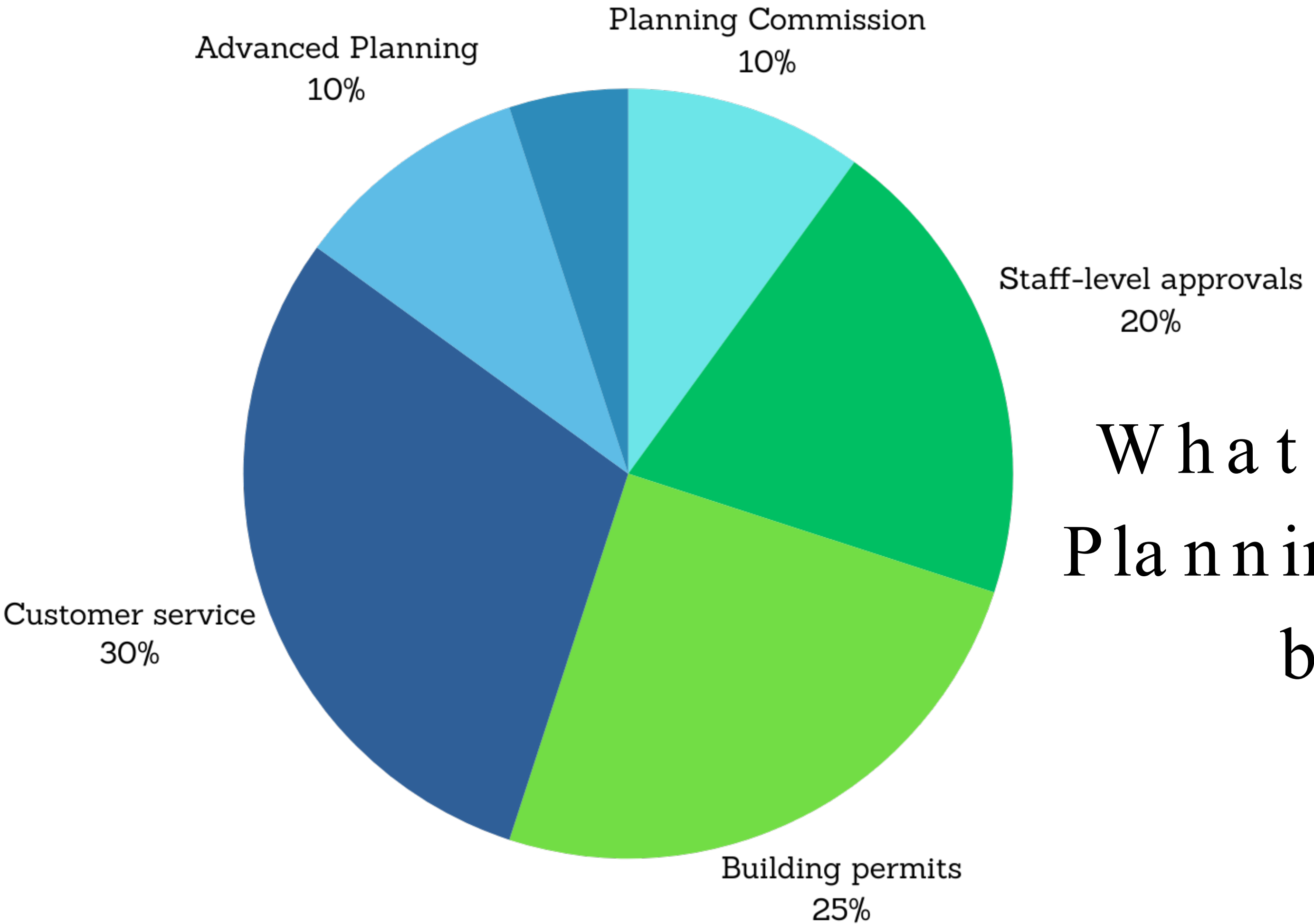




# Streamlining

- Cuts out regulations
- Reduces Planning Commission review
- Fewer meetings





What keeps the  
Planning Division  
busy?

WHY DON'T WE GET AN APPLICATION FROM .....?





# Balancing Act

- Community Needs/Wants
- Market Conditions
- Land Economics
- Developer Influences
- Long-Term Viability





Applicant submits a project to the City.



*WHY DOES THE CITY  
TAKE FOREVER TO  
REVIEW PROJECTS?*

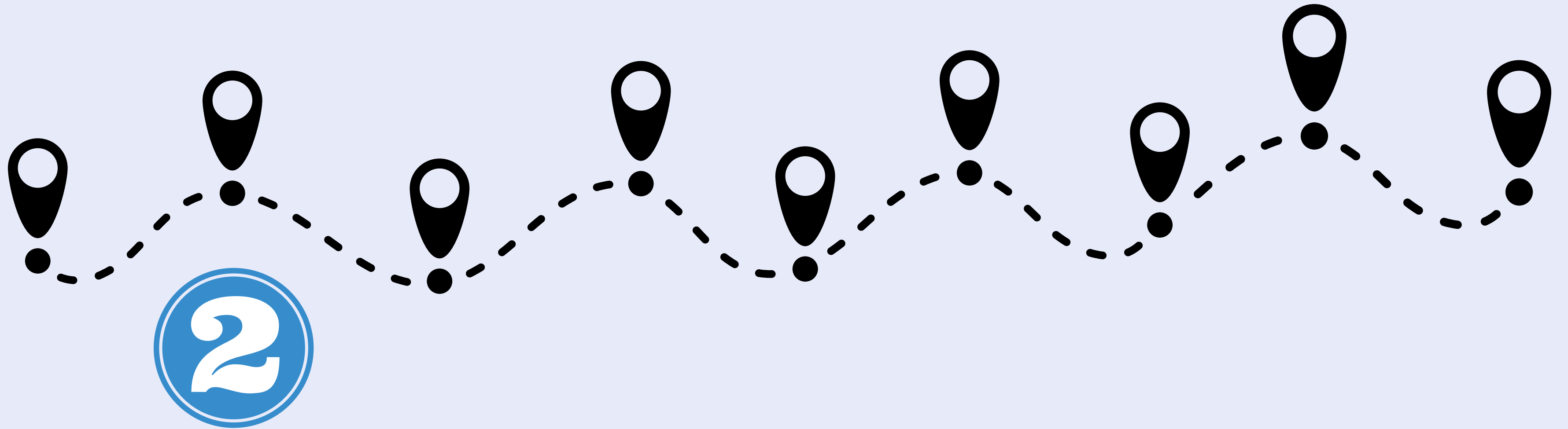




# Review Timelines:

- Permit Streamlining Act- 30 day review
- It's not just Planning....
  - City Departments: Public Works, Engineering, Building, Fire, Code Compliance, Police, etc.
  - Other agencies: Coastal Commission, Fire Authority, Health Department, etc.
  - Consultants: Landscape, Parking, Noise, Historic, etc.





Staff completes review within 30 days.



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Then staff waits...





# “Staff Is Holding Us Up!”

- Standard complaint
  - Is it True?
- 90%+ of the time untrue
- Client passing the blame
- Fact: Staff has 30 days to respond
- Fact: Applicant has no timeline to resubmit
  - 1 day, 6 months, or a year!
- Applicant complains its been a year, but staff has had it for 2 months!





Applicant revises plans and  
resubmits to the City.

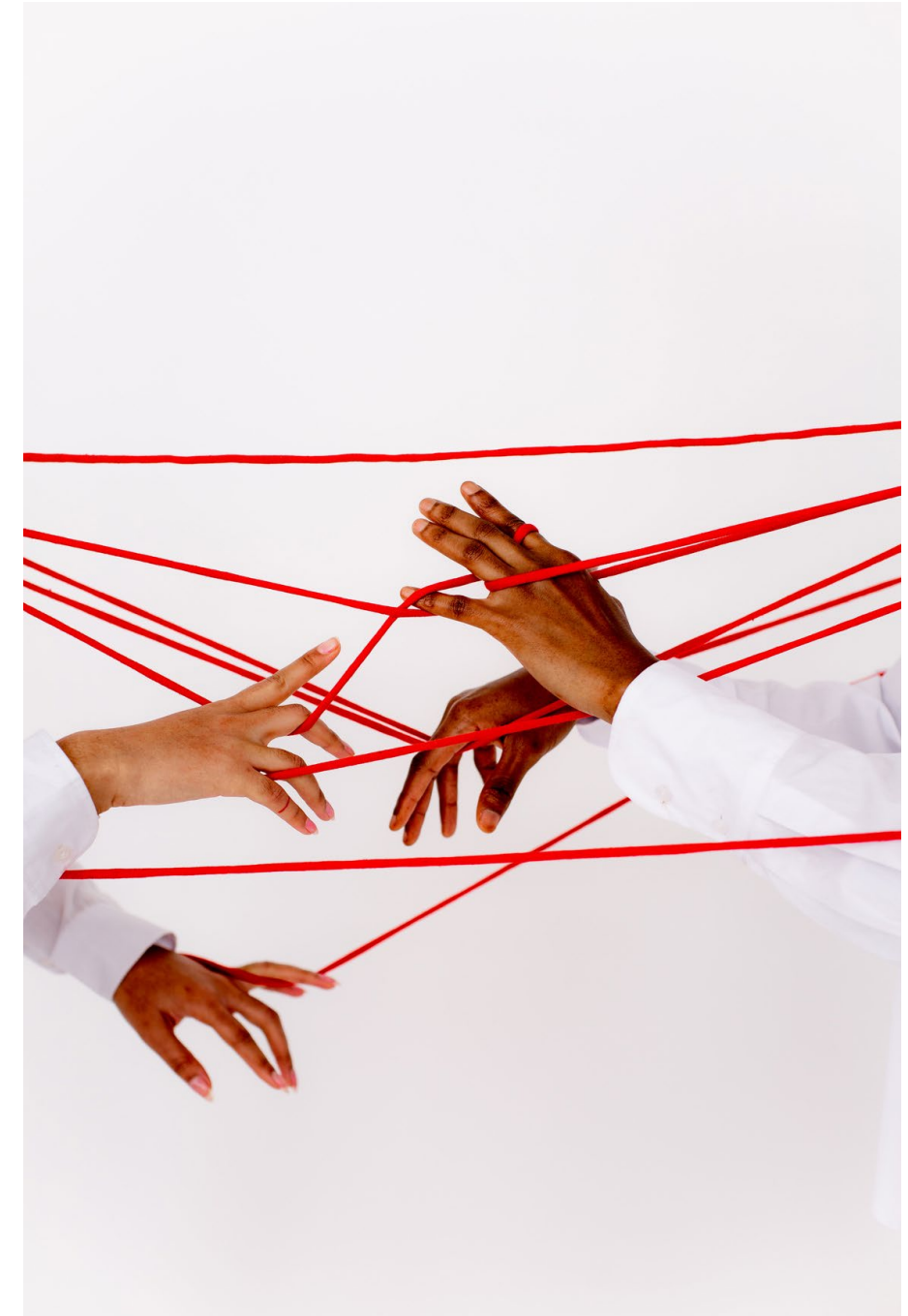
*PROJECTS ARE  
DESIGNED BASED ON  
IDEAL AESTHETIC  
CONSIDERATIONS.*





# Constraints

- Planning doesn't happen in a vacuum.
- Site constraints like...
  - site size/shape, street access, easements, geologic/stability issues, etc.
- It's not just zoning...
  - accessibility, engineering, trash pick-up, fire safety requirements, water quality requirements, political climate, etc.
  - city-wide priorities and state law





# case study - project evolution



2.47 acre vacant lot

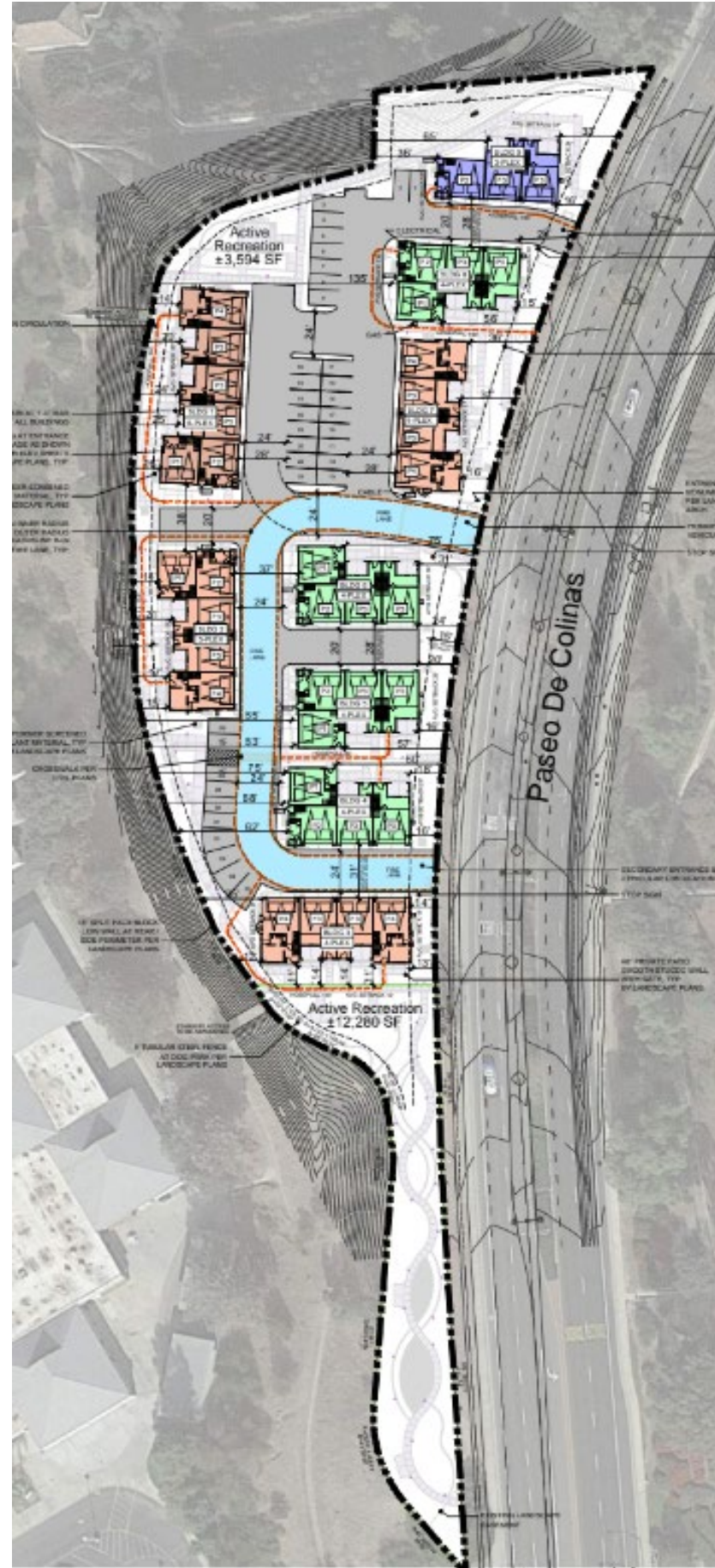
Zoned public/institutional, medium density residential, parks/open space

1



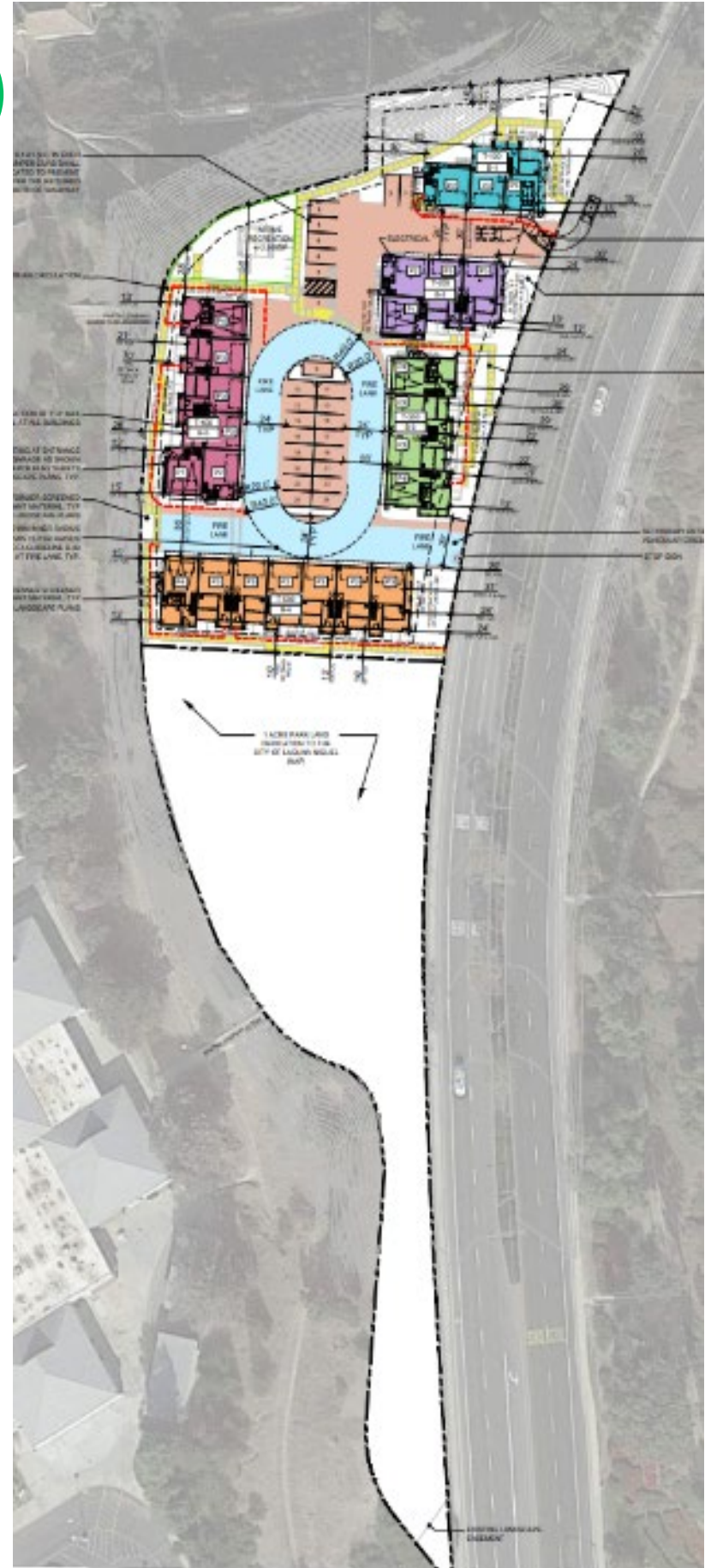
30 residential units, 0.92 acre park dedication

2



38 residential units, 0.36 acre recreation area

3

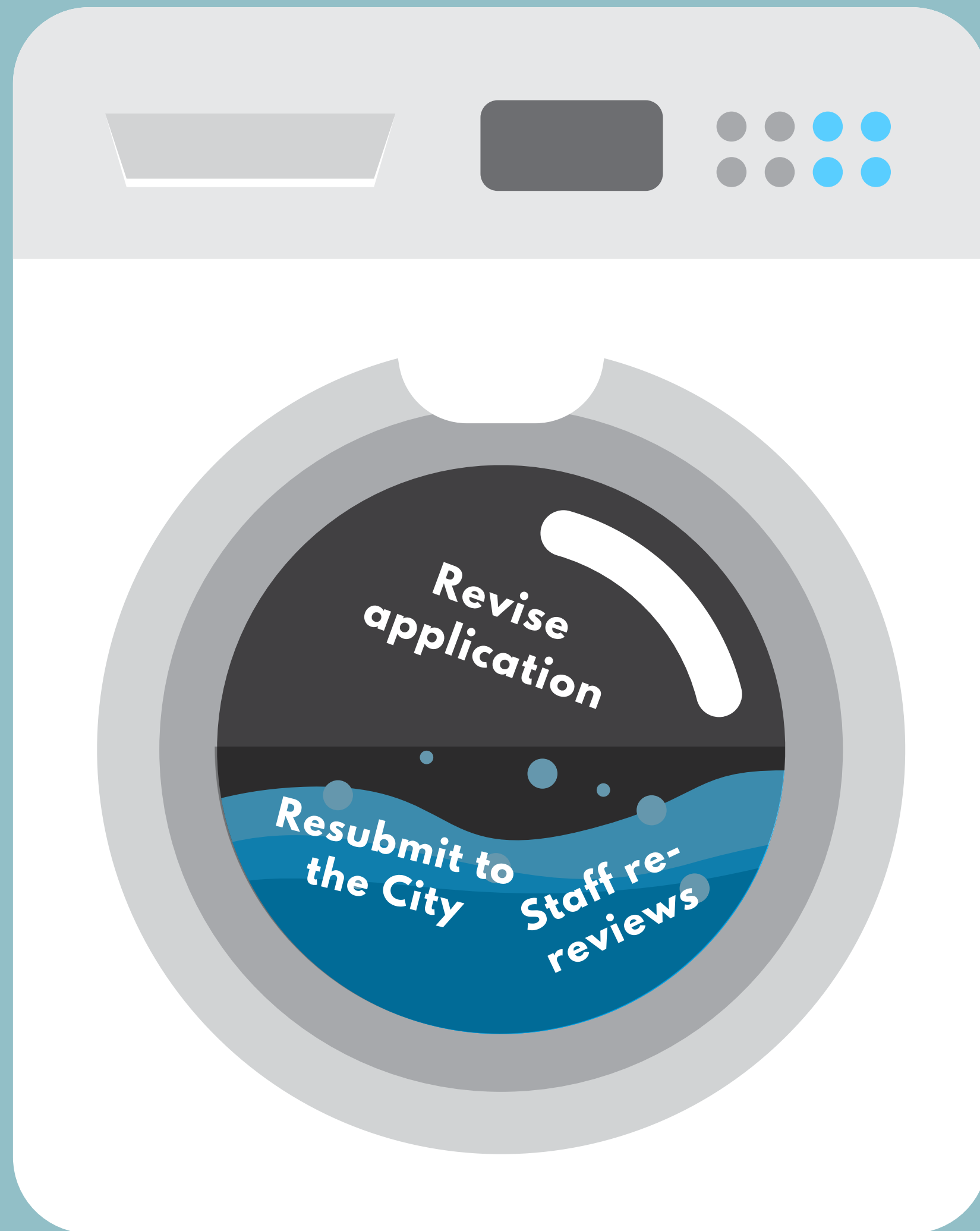


24 residential units, 1.0 acre park dedication

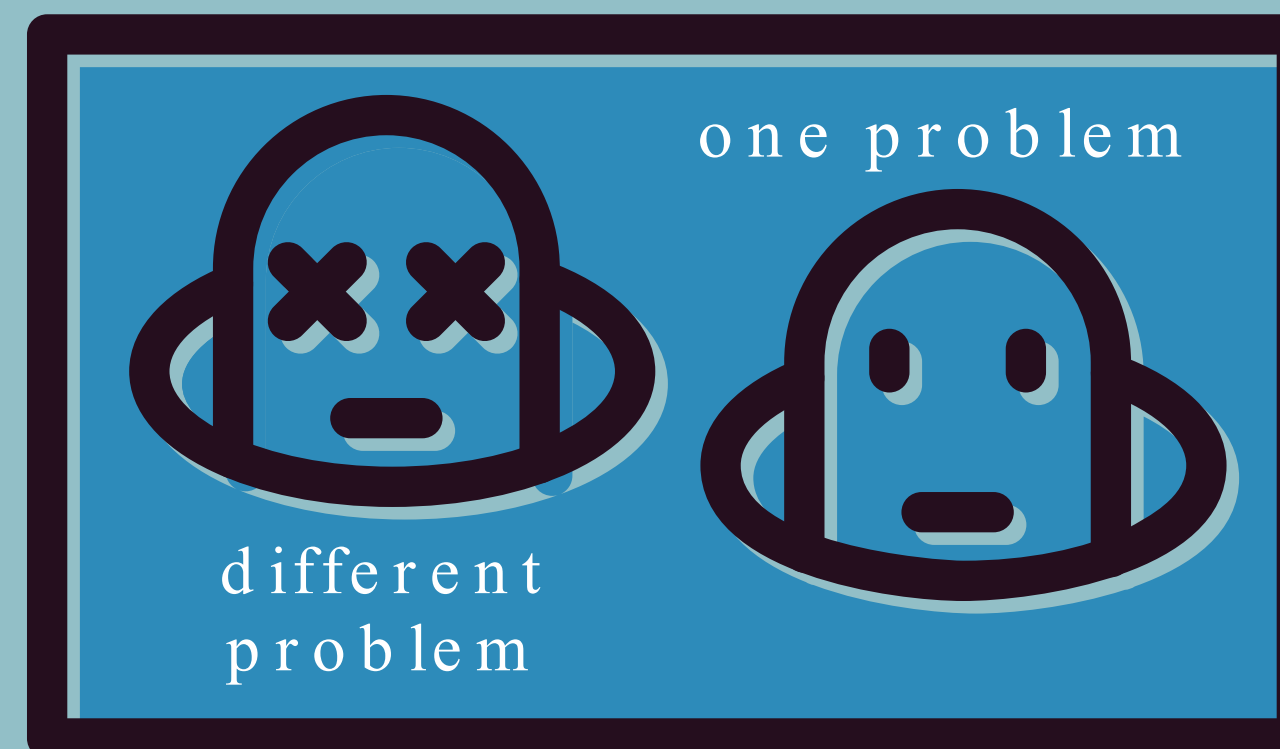
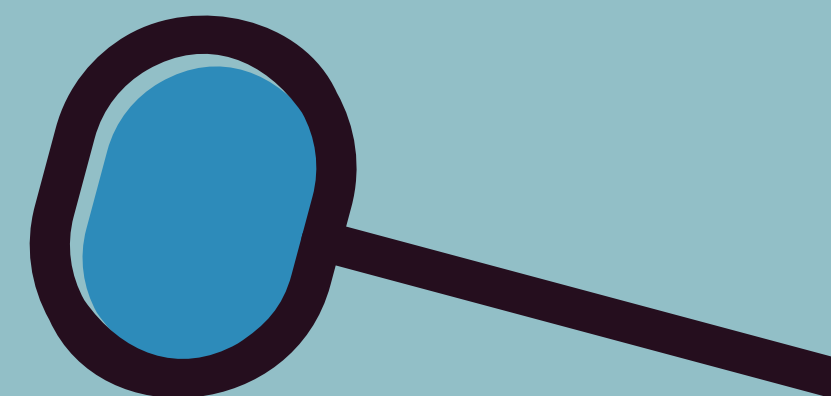


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“Wash, rinse, and repeat”



but sometimes it  
also feels like this...



HEY... WHY DOES STAFF  
LOOK SO CHUMMY WITH  
THE APPLICANT?





# Relationship Building

- Working closely with the applicant team
- Trust and cooperation
- Public Trust





# Community Input

- Applicant-driven
- Long-range Plan
- Project Specific
- Public Hearing process





Project is deemed complete.





# Time for a Hearing... Almost

- CEQA process
- Agendize for Planning Commission
- Public Hearing Notices





Planning Commission public hearing!

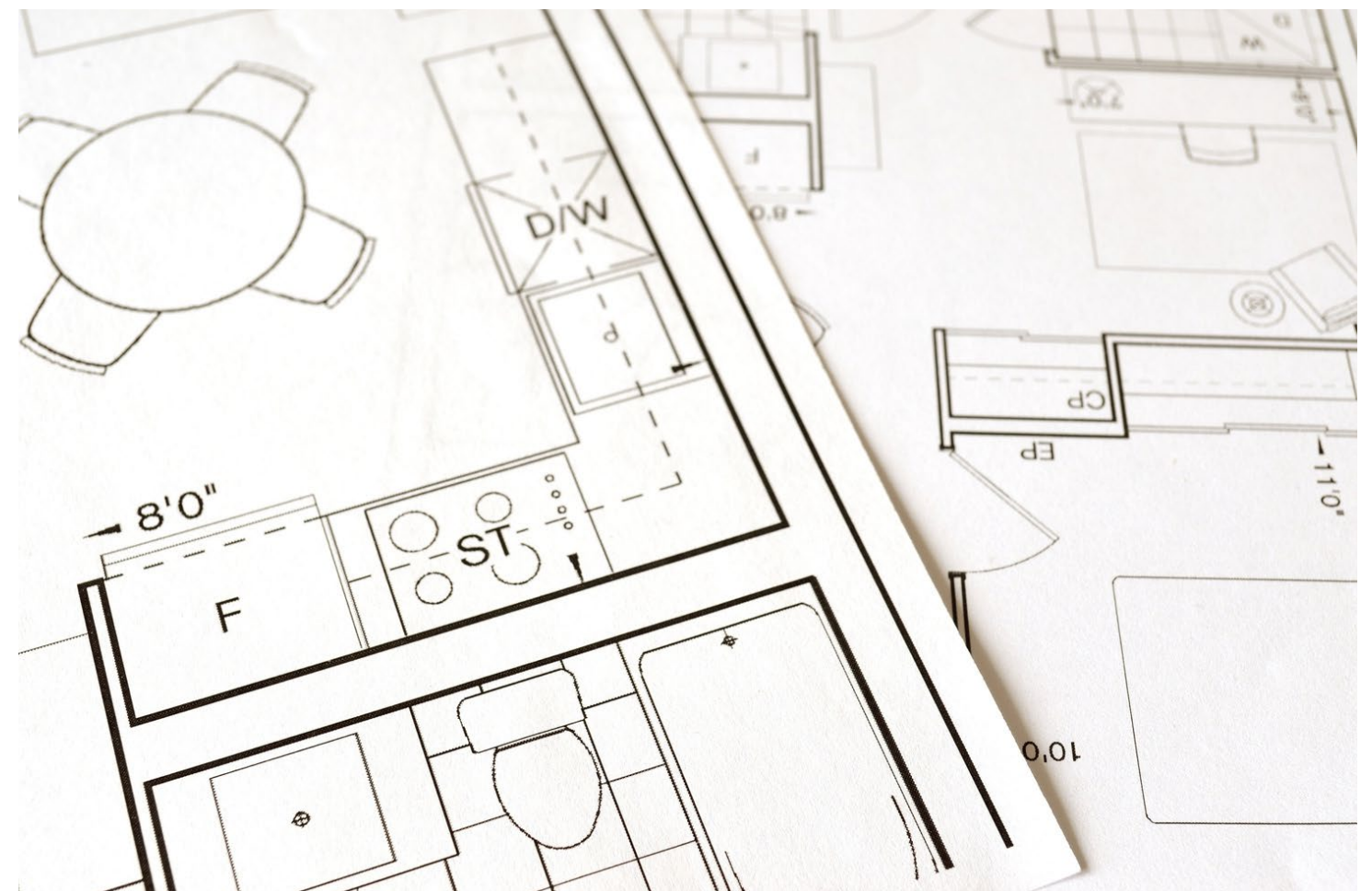
*PLANNING COMMISSION  
DECISIONS ARE THE  
FINAL STOP.*





# After Project Approval

- Conditions of approval
  - Enables staff to continue working with the applicant on specific aspects of the project
- Appeal period
- Annual reviews



“Now we can build, right??”





And now the City waits...



*BUT WE APPROVED IT  
YEARS AGO... WHY  
HAVEN'T THEY STARTED  
CONSTRUCTION YET?*





# Causes for delay:

- Applicant selling the project
- Lack of funding
- Changing design professionals
  - Often ends badly
- Original design team doesn't have expertise to create construction documents



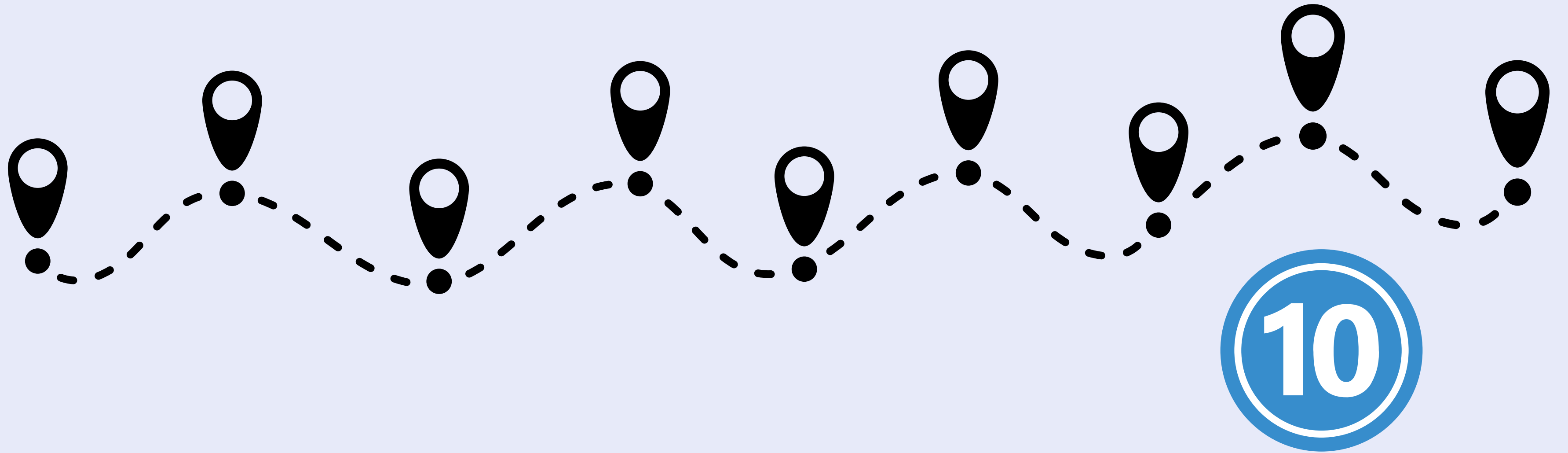




Construction drawings finally submitted!

“Now we can build, right??”





- Plan check: Building, Engineering, Planning, Utilities
- Comply w / Conditions of Approval
- Permits issued

“Now we can build, right??”





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