

Chapter 18.78

APPEALS

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18.78.010 Purpose and Scope

The purpose of this chapter is to establish a single procedure for the filing, review, and action on appeals of the following determinations of the director:

- (a) Appeals of decisions on tree removal permits, as set forth in Chapter 8.10, parking adjustments, as set forth in Sections 18.52.050 and 18.52.080, and determinations of incomplete applications, as set forth in Section 18.77.030; and
- (b) Other permits and approvals for which such appeals process is authorized by the provisions of this title (Zoning), or other titles of this municipal code.

Where the provisions of this title permit an appeal from a determination of the director, it shall be processed as provided in this chapter, unless otherwise provided.

(Ord. 4826 § 119 (Exh. 4 (part)), 2004)

18.78.020 Filing

An appeal shall be filed with the planning division in written form in a manner prescribed by the director.

(Ord. 4826 § 119 (Exh. 4 (part)), 2004)

18.78.030 Planning and Transportation Commission Review and Recommendation.

Within thirty days of the filing of a timely appeal from a director's determination, the planning and transportation commission shall review the appeal at a public meeting and issue a recommendation to the city council to uphold, overturn, or modify the action or determination of the director.

(Ord. 4826 § 119 (Exh. 4 (part)), 2004)

18.78.040 Action by the City Council

- (a) Action by the City Council. The recommendation of the planning and transportation commission on the application shall be placed on the consent calendar of the city council within thirty days. The city council may:
 - (1) Adopt the recommendation of the planning and transportation commission; or

(2) Remove the appeal from the consent calendar, which shall require three votes, and take action to uphold, overturn, or modify the action or determination of the director.

(b) Decision by the City Council Final. The decision of the city council is final.

(Ord. 4826 § 119 (Exh. 4 (part)), 2004)