

City of Santa Clara

City Council Meeting of March 5, 2019

Direction to Prepare an Amendment to the Zoning Code, SCCC Chapter 18.76 Architectural Review

Public Hearing Item # 5



**City of
Santa Clara**
The Center of What's Possible



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Architectural Review Process

Chapter 18.76 of the Zoning Code

- Establishes Architectural Review Process to promote:
 - Orderly and harmonious appearance of structures and property
 - Public health, safety and welfare
 - Maintenance of property values
 - Development consistent with General Plan
- Generally defines projects subject to Architectural Review



Architectural Review Process

Chapter 18.76 of the Zoning Code

- Establishes Architectural Review Committee
 - 2 Planning Commissioners
 - 1 City Council Appointee
- States finding and determinations for approval
- Allows for conditional approvals
- Provides appeal process to Planning Commission

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Architectural Review Process

Current Process: Legal Concerns

- Potential conflicts with due process
- Lack of clarity on grounds and scope for appeals

Current Process: Practical Challenges

- Unnecessary hearings
- Dependent upon significant amount of volunteer time
- Lack of objective criteria (codes or guidelines) and predictability
- Opportunity for double appeals
- 2 Planning Commissioners cannot participate in appeals

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Architectural Review Process

Standard Practices in Neighboring Jurisdictions:

- Administrative Hearing conducted by staff: Campbell, Morgan Hill, Sunnyvale, San Jose
- Administrative Hearing conducted by staff following recommendation from an Architectural Review Board: Mountain View, Palo Alto
- Greater use of codified standards for administrative review
- Greater delineation of major and minor approvals
- Greater Delegation to Planning Commission and/or staff

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Architectural Review Process

Current Appeal Structure

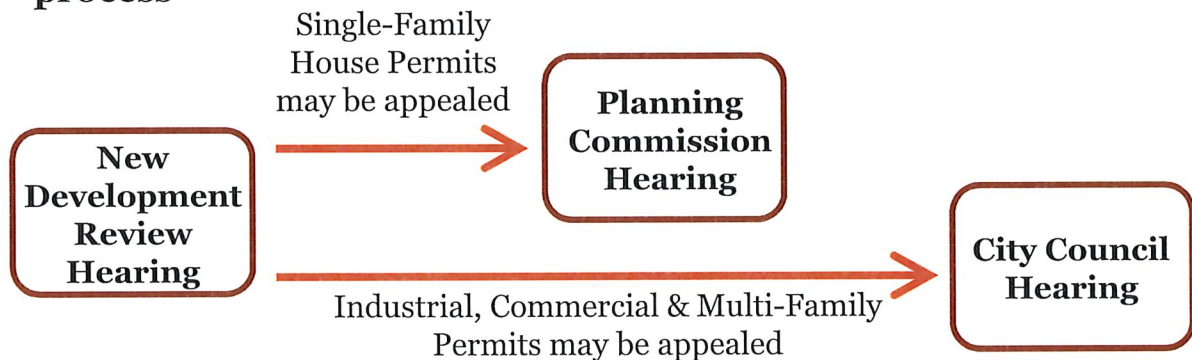


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Architectural Review Process

Proposed Appeal Structure – staff hearing with one appeal process



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Amendment to Architectural Review Process

Staff Recommendation

Direct staff to prepare an Ordinance to amend Chapter 18.76 Architectural Review of the City of Santa Clara Zoning Code to replace the existing Architectural Committee process with an alternate Administrative Level Hearing Process (Development Review Hearing) including:

- identifying the permits or projects subject to the approval of the Administrative Level Hearing Process, Planning Commission, or the City Council;
- identifying the hearing body that is responsible for the review on appeal based on the types of permit or project; and
- limiting any planning application to a maximum of one potential appeal.

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