

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SANTA CLARA PLANNING COMMISSION RECOMMENDING “CLEANUP” AMENDMENTS TO TITLE 18 (“ZONING”) OF THE SANTA CLARA CITY CODE, INCLUDING INCORPORATING THE PROVISIONS OF THE HT HISTORIC COMBINING DISTRICTS INTO THE UPDATED ZONING CODE; REFINING THE DEFINITION OF SMOKE SHOPS; MAKING THE GENERAL PLAN AND ZONING CODE DEFINITIONS OF FLOOR AREA RATIO CONSISTENT; ALLOWING FOR FULLY UNBUNDLED PARKING FOR APARTMENTS GREATER THAN 15 UNITS PER STATE LAW; REVISING MINIMUM LOT SIZES IN THE R2 TWO-FAMILY ZONE; DELETING THE REQUIREMENT FOR WEB POSTING OF PUBLIC NOTICES; REMOVING THE PUBLIC HEARING REQUIREMENT FOR ARCHITECTURAL REVIEW OF MULTI-FAMILY DEVELOPMENT PROJECTS; ALLOWING ADDITIONAL HEIGHT FOR INSTITUTIONAL USES IN THE PQP PUBLIC/QUASI-PUBLIC DISTRICT; ADDING DEFINITIONS TO CLARIFY FENCE HEIGHT REQUIREMENTS; MODIFYING USE TABLES TO REFLECT THE RANGE OF USES EXISTING IN COMMERCIAL AND INDUSTRIAL DISTRICTS; UPDATING FIGURES AND MAKING TERMS INTERNALLY CONSISTENT; UPDATING THE ZONING MAP TO REFLECT THE APPLICABLE CHANGES; AND UPDATING CROSS REFERENCES; REVISING CHAPTER 9.10 (“REGULATION OF NOISE AND VIBRATION”) OF TITLE 9 (“PUBLIC PEACE, MORALS AND WELFARE”) TO UPDATE REFERENCES TO ZONING DISTRICTS; REVISING CHAPTER 17.05 (“SUBDIVISIONS”) OF TITLE 17 (“DEVELOPMENT”) TO RESTORE PROVISIONS REGULATING ORGANIZATIONAL DOCUMENTS FOR CONDOMINIUMS AND UPDATING CROSS REFERENCES; AND REVISING CHAPTER 1.10 (“ADMINISTRATIVE PENALTIES – CITATIONS”) OF TITLE 1 (“GENERAL PROVISIONS”) TO AMEND THE NOTICING REQUIREMENTS FOR CODE VIOLATIONS

WHEREAS, on January 9, 2024 the City of Santa Clara (the “City”) adopted the first comprehensive update of the City’s Zoning Code in over 50 years; and

WHEREAS, the 2010-2035 General Plan is the City’s vision for future development; and

WHEREAS, the City’s Zoning Code is the primary regulatory tool that implements the General Plan; and

WHEREAS, the City wishes to adopt minor revisions to the updated Zoning Code to address clerical errors, respond to changes in state law, and ensure internal consistency within the Zoning Code and with the General Plan;

WHEREAS, the Planning Commission has reviewed the proposed Zoning Code cleanup ordinance;
and

WHEREAS, before acting on the Zoning Code Update, the City Council reviewed and considered the potential environmental impacts of the Zoning Code Update and determined that as the primary implementation tool of the General Plan, the environmental effects of the proposed Zoning Code Update were consistent with 2010-2035 General Plan EIR, as addended, and that the proposed Zoning Code Update did not alter the conclusions of the adopted General Plan EIR, as addended create new environmental impacts; and

WHEREAS, on April 8, 2026, the Planning Commission conducted a duly noticed public hearing to consider the Zoning Code Update and associated text amendments, which was subsequently continued to May 20, 2026 and continued again to June 10, 2026. At these three meetings, all interested persons were given an opportunity to give testimony and provide evidence in support of and in opposition to the proposed amendments.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission hereby recommends that the City Council adopt the following changes to the adopted Zoning Code:

SECTION 1: That Section 9.10.040, “Noise or Sound Regulation”, of Chapter 9.10, “Regulation of Noise and Vibration”, of Title 9, “Public Peace, Morals and Welfare”, of “The Code of the City of Santa Clara, California” (“SCCC”) is hereby amended to read as follows:

“§ 9.10.040 Noise or sound regulation.

It shall be unlawful for any person to operate or cause to allow to be operated, any fixed source of disturbing, excessive or offensive sound or noise on property owned, leased, occupied or otherwise controlled by such person, such that the sound or noise originating from that source causes the

sound or noise level on any other property to exceed the maximum noise or sound levels which are set forth in Schedule A, as follows:

[See Attachment A for all amended zoning code tables]

Except as otherwise provided in this chapter, the noise or sound standards for the various zone districts as presented in this Schedule A shall apply to all such properties within a specified zone, as designated on the most recent update of the official zoning map of the City. For planned development, agricultural or mixed zoning sites, the most restrictive noise standard for the comparable zone district, as determined by the Director of Community Development, shall apply.

SECTION 2: That a new Subsection (j) is hereby added to Section 17.05.310, “Final Maps”, of Chapter 17.05, “Subdivisions”, of Title 17, “Development”, of “The Code of the City of Santa Clara, California” (“SCCC”) to read as follows:

“(j) Organizational Documents for Community Ownership Projects.

(1) Prior to the approval of the final map, the organizational documents shall be reviewed and approved by the City Attorney. Absent exigent circumstances and if no action is taken by the City Attorney within ninety (90) days after a complete set of documents has been duly filed with him, the organizational documents shall be deemed approved. For purposes of this section, the phrase “action by the City Attorney” may include any of the following: providing preliminary comments and review, requiring modifications to the organizational documents or meeting with the drafter of the organizational documents.

(2) The organizational documents shall provide that the City, at its option, has the right and authority to veto any amendment to the organizational documents that would adversely affect the long-term maintenance of the project structure or its common areas. To enable the City to exercise said optional veto, the organizational documents shall provide that any amendment shall not become effective until notice of such proposed action is filed with the City Council, at least sixty (60) days have elapsed since the amendment was placed on a regular Council agenda, and the Council has not vetoed the amendment.”

SECTION 3: That Section 17.05.430, “Parcel map for lot splits pursuant to SCCC § 18.13.050”, of Chapter 17.05, “Subdivisions”, of Title 17, “Development”, of “The Code of the City of Santa Clara, California” (“SCCC”) is hereby retitled, “Parcel map for lot splits pursuant to SCCC § 18.24.070” and is amended to read as follows:

“§ 17.05.430. Parcel map for lot splits pursuant to SCCC § ~~18.13.050~~ 18.24.070.

(a) Parcel maps for lot splits pursuant to SCCC § ~~18.13.050~~ 18.24.070 shall comply with all requirements of SCCC § 17.05.400, Tentative parcel map, except for subsections (d), (e)(1), and (f).

(b) Parcel maps for lot splits pursuant to SCCC § ~~18.13.050~~ 18.24.070 shall also comply with all requirements of SCCC § 17.05.410, Parcel maps.

(c) The City Engineer shall approve the parcel map for a lot split pursuant to SCCC § ~~18.13.050~~ 18.24.070 unless the City Engineer determines that the proposed map is not consistent with specific objective standards of the General Plan, applicable specific plans, or any applicable provision of this Code.”

SECTION 4: That Paragraph B.3, “Low-Density Residential Zone (R2)”, of Section 18.10.010, “Purposes of Residential Zones”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as follows:

“Low-Density Residential Zone (R2). The purpose of the R2 Low Density Zone is to provide land areas for the construction, use, and occupancy of single-family detached dwelling units, secondary dwellings authorized by Government Code Section 65852.21, accessory dwelling units, and two-family dwellings. It is the intent of this zone to maintain a residential character similar to that found in single-family neighborhoods. The residential density range for this zone is 8-19 dwelling units per acre. This zone implements the Low-Density land use designation in the General Plan.”

SECTION 5: That Paragraph B.6, “Very-High-Density Residential Zone (R5) and Patrick Henry Very-High-Density Residential Zone (PH-R5)”, of Section 18.10.010, “Purposes of Residential Zones”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as follows:

“Very-High-Density Residential Zone (R5) and Patrick Henry Very-High-Density Residential Zone (PH-R5). The purpose of the R5 High- Density Zone and PH-R5 Patrick Henry Very-High-Density Residential Zone is to provide land areas for the construction, use, and occupancy of high density and intensity multi-family developments (i.e., low-rise, mid-rise, and high-rise apartments and condominiums). It is the intent of this zone to encourage development to use innovative site planning, provide on-site recreational amenities and be located near major community facilities, business centers, transportation corridors, and/or major thoroughfares. The residential density range for this zone is ~~51-100-99~~ dwelling units per acre. This zone implements the High-Density land use designation in the General Plan.

SECTION 6: That Paragraph B.7, “Transit Neighborhood Residential Zone (R6)” of Section 18.10.010, “Purposes of Residential Zones”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as follows:

“Transit Neighborhood Residential Zone (R6). The purpose of the R6 Transit Neighborhood Residential Zone is to provide land areas for the construction, use, and occupancy of high density and intensity multi-family developments (i.e., mid-rise and high-rise apartments and condominiums). It is the intent of this zone to encourage transit-oriented development that uses innovative site planning to connect to existing and/or future transportation stations and transfer points. Parcels designated R6 are meant to be located along major transit corridors or adjacent to local and regional transit stops and stations. Projects in this zone should include on-site amenities, recreational options, and access to employment centers. The residential density range for this zone is 60-350 dwelling units per acre for sites that are less than one acre, and ~~10060~~-350 dwelling units per acre for sites that are one acre or larger. This zone implements the High-Density land use designation in the General Plan.

SECTION 7: That Table 2-1, “Residential Zones Allowed Uses and Permit Requirements” of Section 18.10.020, “Land Uses and Permit Requirements”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

SECTION 8: That Table 2-2, “Patrick Henry Drive Residential Zones Allowed Uses and Permit Requirements” of Section 18.10.020, “Land Uses and Permit Requirements”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

SECTION 9: That Table 2-3, “Residential Development Standards” of Section 18.10.030 “Residential Development Standards”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

SECTION 10: That Table 2-4, “Patrick Henry Residential Zone Development Standards”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

SECTION 11: That Subsections D, “Existing Buildings and Uses” and E, “Transition Standards”, of Section 18.10.040, “Other Applicable Regulations”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC are redesignated as Subsections E and F, respectively.

SECTION 12: That a new Subsection D, “R6 Additional Development Standards”, is added to Section 18.10.040, “Other Applicable Regulations”, of Chapter 18.10, “Residential Zones”, of Title 18, “Zoning”, of the SCCC to read as follows:

“D. R6 Additional Development Standards

1. Density Calculation. For the R6 Transit Neighborhood Zoning District, density is calculated based on net acreage, and does not include areas associated with parks, streets, and greenways.

2. Minimum Density, Parcels Less Than One Acre in Size. For parcels less than one acre in size, the minimum required net density for development proposals is 60 dwelling units per acre (DU/AC).”

SECTION 13: That Table 2-8, “Commercial Zones Allowed Uses and Permit Requirements”, of Chapter 18.12, “Commercial Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

SECTION 14: That sub-paragraph b, “Assembly Bill 2011 (2022) (AB 2011)” of paragraph 7, “Multi-

Family Residential Development in Commercial Zones” of Subsection A, “General Commercial Regulations” of Section 18.12.040, “Other Applicable Regulations” of Chapter 18.12, “Commercial Zones”, of Title 18, “Zoning”, of the SCCC is retitled, “Assembly Bill 2243 (2024)” and amended as follows:

b. Assembly Bill ~~2011-2243~~ (202~~42~~) (AB 2011): : Multifamily developments meeting the requirements of Government Code Section 65912.100 et seq., as may be amended, are permitted in the commercial zones, subject to the following.

- (1) Proposed projects shall comprise five or more units for sale and/or rent.
- (2) At least 75 percent of the project site shall adjoin parcels developed with urban uses as defined in AB ~~2243~~ ~~2011~~.
- (3) The project site shall not be located on or adjacent to a site where more than 1/3 of the square footage on the site is dedicated to a classified industrial use per the City Code.
- (4) Applicable vacant sites shall not contain tribal cultural resources and shall not be located within a designated very-high fire hazard severity zone.
- (5) Development per AB ~~2011-2243~~ is prohibited on sites governed by mobile home/recreational vehicle laws or by the Special Occupancy Parks Act.
- (6) For project sites located within a neighborhood plan, specific plan, area plan, urban village, precise plan, or master plan adopted by January 1, 2024, the designated plan shall allow multi-family residential development.
- (7) Projects shall not be located within 500 feet of a designated freeway or highway.
- (8) Projects shall not be located within 3,200 feet of an active oil or gas refinery.
- (9) All other site/development requirements as prescribed by AB ~~2243~~ ~~2011~~ are required prior to project approval.
- (10) The density of the multi-family residential project shall be at least 30 dwelling units per acre.
- (11) The Project shall meet all development standards of the residential zone corresponding to the residential density of the Project. If more than one residential zoning designation allows for

housing with the Project density, the applicable development standards shall be the standards that apply to the closest parcel that allows residential use at the Project density.”

SECTION 15: That Table 2-11, “Mixed Use Zones Allowed Uses and Permit Requirements” of Chapter 18.14, “Mixed Use Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

SECTION 16: That Subsection A, “Table 2-13 Office and Industrial Zone Allowed Uses and Permit Requirements” of Section 18.16.020, “Office and Industrial Land Uses and Permit Requirements”, of Chapter 18.16, “Office and Industrial Zones”, of Title 18, “Zoning”, of the SCCC is hereby amended to read as follows:

“A. Table ~~2-13~~ 2-14 Office and Industrial Zone Allowed Uses and Permit Requirements. Table ~~2-13~~ 2-14 indicates the Principal Uses allowed within each office and industrial zone and any permits required to establish the use, in compliance with Article 6 (Permit Processing Procedures) and Article 7 (Zoning Ordinance Administration).”

SECTION 17: That Table 2-14, “Office and Industrial Zones Allowed Uses and Permit Requirements”, of Chapter 18.16, “Office and Industrial Zones” of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

SECTION 18: That Table 2-17, “Special Purpose Zones Allowed Uses and Permit Requirements”, of Chapter 18.18, “Special Purpose Zones” of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

SECTION 19: That Table 2-18, “Special Purpose Zone Development Standards”, of Chapter 18.18, “Special Purpose Zones” of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

SECTION 20: That a new Subsection C, “Medical Services, Hospital and Colleges and Universities” is added to Section 18.18.040, “Other Applicable Regulations”, of Chapter 18.18, “Special Purpose Zones” of Title 18, “Zoning”, of the SCCC and reads as follows:

“Medical Services, Hospitals; Colleges and Universities. On sites of 10 acres or more,

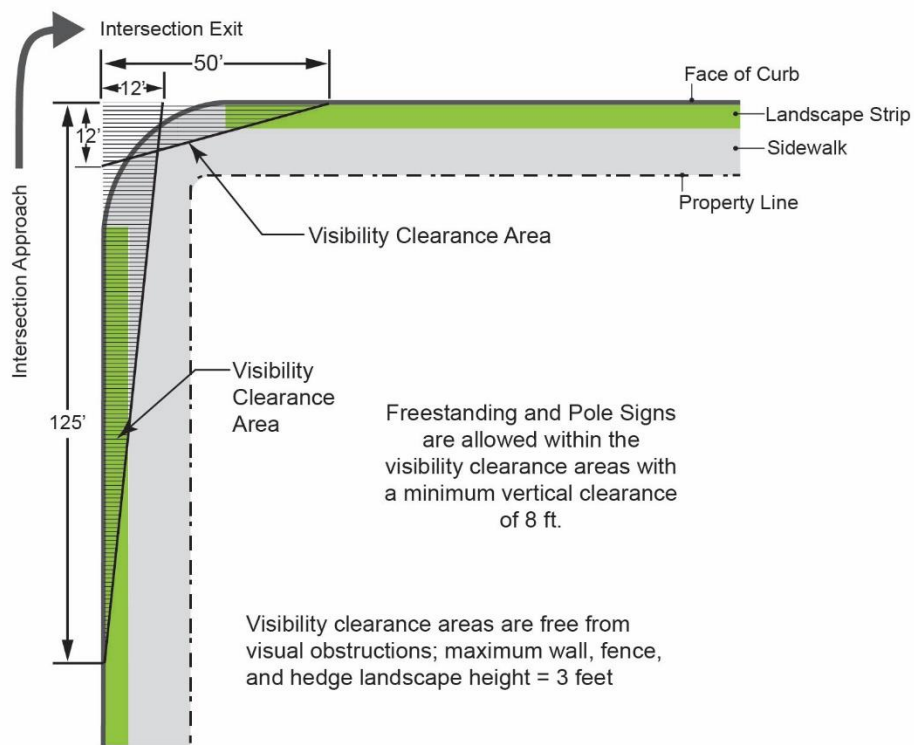
Medical Services, Hospital uses and Colleges and Universities are allowed a maximum height of 200 feet and a maximum of 12 stories, subject to any height limits imposed by the FAA due to flight paths for the San Jose International Airport.”

SECTION 21: That Chapter 18.256, “Planned Development – Master Community Zoning Districts”, of Title 18, “Zoning”, of the SCCC is hereby renumbered as Chapter 18.21 and added to Article 2, “Zones, Allowable Uses, and Development Standards” of the Zoning Code, and Sections 18.256.010 through 18.256.120 are hereby renumbered as Sections 18.21.010 through 18.21.120, respectively.

SECTION 22: That Chapter 18.258, “HT – Historic Combining Districts”, of Title 18, “Zoning”, of the SCCC is hereby renumbered as Chapter 18.28 and added to Article 2, “Zones, Allowable Uses, and Development Standards” of the Zoning Code, and Sections 18.258.010 through 18.258.090 are hereby renumbered as Sections 18.28.010 through 18.28.090, respectively.

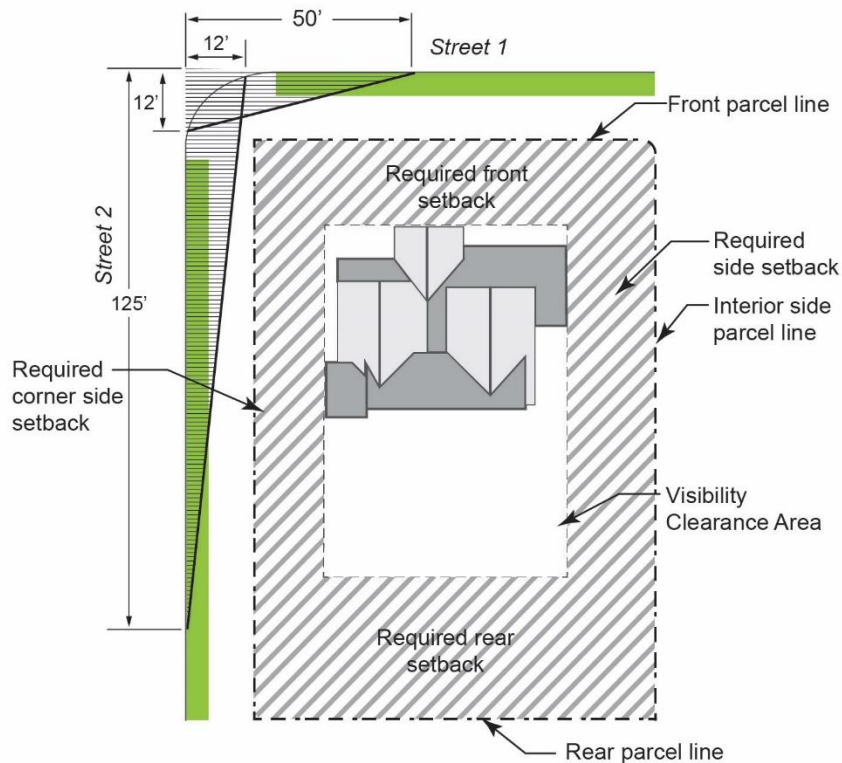
SECTION 23: That Code Figure 3-1, “Visibility Clearance Areas”, of Chapter 18.30, “Site Planning and General Development Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended with an updated graphic as shown:

“Figure 3-1. Visibility Clearance Areas



SECTION 24: That Figure 3-3, “Setback Measurements” of Chapter 18.30, “Site Planning and General Development Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended with an updated graphic as shown:

“Figure 3-3. Setback Measurements



SECTION 25: That the existing subsections A through D of Section 18.38.040, “Exceptions and Reductions to Parking Requirements”, of Chapter 18.38, “Off-Street Parking Regulations and Design Standards”, of Title 18, “Zoning”, of the SCCC are hereby redesignated as subsections B through E, respectively.

SECTION 26: That a new subsection A, entitled “Unbundled Parking, multi-family projects.” is added to Section 18.38.040, “Exceptions and Reductions to Parking Requirements”, of Chapter 18.38, “Off-Street Parking Regulations and Design Standards”, of Title 18, “Zoning”, of the SCCC and reads as follows:

“Unbundled Parking, multi-family projects. Notwithstanding anything to the contrary, for new multi-family projects with more than 15 units, including projects in the Downtown zoning district, all parking is required to be provided unbundled from the rental of the unit.”

SECTION 27: That subsection C, “Definitions” of Section 18.38.050, “Bicycle Parking Requirements”, of Chapter 18.38, “Off-Street Parking Regulations and Design Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended to read as follows:

“C. Definitions.

Class I Bicycle Parking. Class I secured bicycle parking protects the entire bicycle and its components from theft, vandalism, or inclement weather, and includes bicycle lockers, rooms with key access for regular bicycle commuters, valet or check in parking, and guarded parking areas.

Class II Bicycle Parking. Class II bicycle parking includes bicycle racks (i.e., inverted U-rack, ribbon rack, wave rack) suitable for easy access of bicycles not within an enclosed structure, pod, or unit.”

SECTION 28: That the unnumbered subsection entitled “Required Bicycle Parking” in Section 18.38.050, “Bicycle Parking Requirements,” following Subsection E, “Class II Bicycle Rack Design and Location Requirements” of Chapter 18.38, “Off-Street Parking Regulations and Design Standards”, of Title 18, “Zoning”, of the SCCC

is hereby numbered as subsection F and amended to read as follows:

“F. Required Bicycle Parking. Table 3-4 (Required Bicycle Parking) establishes the minimum number of bicycle parking spaces required for each land use type, regardless of the zoning in which the use is located. If the ratios set by Table 3-4 would result in one or fewer Class II bicycle spaces, the development shall provide two Class II spaces. If the ratios would result in more than one Class II bicycle space but less than four, the development shall provide four Class II spaces. For commercial and industrial uses, at least 50% all of the required bicycle parking spaces must be closer than the closest non-handicapped automobile parking space.”

SECTION 29: That Table 3-4, “Bicycle Parking Requirements” of Chapter 18.38, “Off-Street Parking Regulations and Design Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

SECTION 30: That subsection D, “Single- and Two-Family Dwellings” of Section 18.38.060, “General Parking Standards” of Chapter 18.38, “Off-Street Parking Regulations and Design

Standards”, of Title 18, “Zoning”, of the SCCC is revised as follows:

“Single- and Two-Family Dwellings. Off-street parking and driveways for single-family attached and attached dwellings, and two-family attached dwellings shall meet the following requirements:

1. All vehicles, including motor vehicles, trailers, or vessels which are inoperable or incapable of movement under their own power and/or without current registration, shall be stored entirely within an enclosed structure and shall not be parked or stored in any required front yard within a residential zone.
2. Each parking space shall be at least 8.5 feet wide by 18 feet deep.
3. The minimum driveway width shall be 10 feet.
4. Minimum driveway length between parking and any public right-of-way line, not including alleys, shall be a minimum of 20 feet.
5. Parking shall be provided on the same lot as the dwelling.
6. Parking shall not be located within the required setbacks, except for Approved accessory structures may be allowed in setbacks where authorized by Section 18.60.030 (Accessory Structures and Uses).

~~7. The required parking shall not be located within the required yard area, except the required parking may be provided in the rear yard only when an alley is available for access.~~

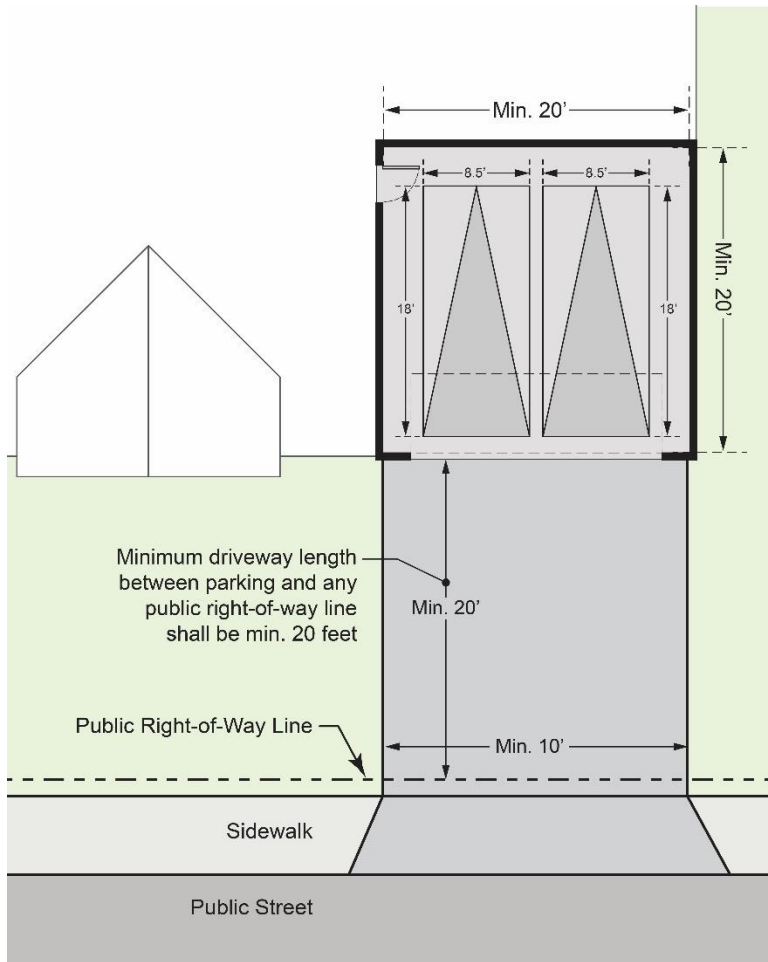
~~8.7.~~ All vehicles are required to be parked on a continuously paved surface. Driveways and driveway approaches shall be paved.

~~9.8.~~ For single family dwellings, the interior dimensions of the garage or carport are required to be 20' x 20'. See Figure 3-13.

~~10.9.~~ All vehicles, including boats, and trailers, in the required front yard shall be parked perpendicular to the street, unless the legal driveway configuration dictates otherwise.

“Figure 3-13

Single-Family Garage Dimensions



SECTION 31: That the definition “Vehicle Sign”, in Section 18.42.030, “Definitions”, of Chapter 18.42, “Sign Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended to read as follows:

“Vehicle Sign. A sign which is attached to ~~or painted on~~ a stationary vehicle which is parked on or adjacent to a property with the principal purpose of attracting attention to a product sold, or activity or business located on the property.”

SECTION 32: That subsection E, “Procedure” in Section 18.42.050, “Comprehensive Sign Program”, of Chapter 18.42, “Sign Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended to read as follows:

“Procedure. If a Comprehensive Sign Program is to be included within a development plan, site plan, planned unit development plan, or other official plan required by the City for the proposed

development, then a ~~Conditional Use~~ Sign Permit shall be processed simultaneously with other plans or permit applications.”

SECTION 33: That subsection A, “Exempt Signs” in Section 18.42.070, “Exempt Signs”, of Chapter 18.42, “Sign Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended to read as follows:

“Exempt Signs. The following signs are allowed without a Sign Permit in any zone and shall not be included in the determination of type, number, or area or signs allowed on each parcel. Exempted signs shall be required to adhere to the regulations established for each sign type as provided in this Section.

1. Signs required by Federal/State law;
2. Official signs posted by a governmental body, including, flags, banners, emblems, traffic or highway signs, railroad crossing signs, or similar regulatory or warning devices and legal notices;
- ~~2-3.~~ Directory and directional signs;
- ~~3-4.~~ Holiday displays and decorations, only when not creating a traffic hazard or located within any visual setback area in the visibility clearance area;
- ~~4-5.~~ Commemorative plaques, tables, date of construction, and similar signs constructed of permanent material. Only one sign for each structure, not to exceed two square feet in area for each sign is allowed;
- ~~5-6.~~ Signs located inside a structure, mall, or other similar structure, provided these signs are not conspicuously visible and readable from a public street or adjacent properties not under the same ownership;
- ~~6-7.~~ Murals or other artistic paintings on walls, provided no names, information, logos, emblems or other similar information or illustrations of activities associated with uses on the premises or in the vicinity are included in the mural or painting;
- ~~7-8.~~ "No Trespassing" signs. Each sign limited to one square foot in area. Signs may be placed at each corner and each entrance to a parcel and at intervals of not less than 50 feet or in compliance with legal requirements;

~~8.9.~~ Real estate signs.

- a. “For Rent”, “For Sale”, and “For Lease” signs shall be posted on the subject parcel, including common driveways, that is being advertised by an authorized agent;
- b. Real estate signs shall not exceed six square feet for single-family residential and 32 square feet for multi-family or non-residential for each side of a double-sided sign;
- c. There shall be no more than one sign per street frontage; and
- d. Illuminated real estate signs are prohibited.

~~9.10.~~ Signs placed by utilities or other publicly regulated service providers indicating location of underground facilities, danger, and aids to service or safety, including official advisory and signal flags;

~~10.11.~~ Copy changes in approved changeable copy signs;

~~11.12.~~ Signs or notices incidental to a commercial, mixed-use, or industrial establishment (e.g., hours of operation, credit card information, emergency contact information, help wanted, open-close) provided the signs do not contain any commercial messages, the establishment logo, and in total do not exceed four square feet in area for all incidental signs;

~~12.13.~~ Memorial tablets or signs and iconic markers; and

~~13.14.~~ Window signs not exceeding 25 percent of a tenant’s total window space. Notwithstanding the foregoing, window signs shall not include the outline of windows with neon/LED light borders.

SECTION 34: That Table 3-9, “Signs Allowed in Commercial, Mixed-Use, Office, and Industrial Zones”, of Section 18.42.110, “Standards for Signs Requiring a Sign Permit”, of Chapter 18.42, “Sign Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended as shown in Attachment A and appended hereto.

SECTION 35: That Paragraph 1, “Freestanding Signs” of subsection E, “Freestanding and Monument Signs”, of Section 18.42.120, “Standards for Specific Sign Types”, of Chapter 18.42, “Sign Standards”, of Title 18, “Zoning”, of the SCCC is hereby amended to read as follows:

- “1. Freestanding Signs.

a. A freestanding sign is allowed by the provisions of this Chapter provided the freestanding sign complies with the provisions of this Chapter.

b. Freestanding signs may not exceed 150 square feet of sign area per individual sign (a double-sided freestanding sign would equal 75 square feet per side).

c. Freestanding signs not exceeding six feet in height and thirty 30 square feet in total sign area are allowed, at a minimum setback of four feet behind parcel line.

~~d. Freestanding signs shall not exceed a height of 20 feet.~~

~~e.d.~~ If the freestanding sign is within the visibility clearance area of any driveway or intersection, it shall not exceed three feet in height.

~~f.e.~~ Freestanding signs shall not be located within a dedicated utility easement.

~~g.f.~~ To ensure the readability, the minimum letter size required on all freestanding signs shall be 10 inches. Sign copy shall not be located closer than one half-letter height to the sign edge or other line of copy.

~~h.g.~~ External illumination with a hooded floodlight is prohibited. Internal illumination is permitted.

~~i.h.~~ Freestanding signs shall be placed in a landscaped bed and shall have a minimum of two square feet of landscaping for every square foot of sign area measured at the base of the sign.

SECTION 36: That Paragraph 3, “Openings of Service Bays”, of Subsection C, “Development Standards,” of Section 18.60.200, “Vehicle Repair and Maintenance Facilities,” of Chapter 18.60, “Standards for Specific Land Uses,” of Title 18, “Zoning”, of the SCCC is hereby modified as follows:

“3. Openings of Service Bays. Openings of service bays for new repair facilities shall not ~~face be visible from the~~ public rights-of-way and shall be designed to minimize the visual intrusion onto adjoining properties.”

SECTION 37: That Subsection A of Section 18.60.280, “Mobile Food Vendors,” of Chapter 18.60, “Standards for Specific Land Uses,” of Title 18, “Zoning”, of the SCCC is hereby modified as follows:

“Purpose and Intent. The intent of this Section is to ~~encourage regulate~~ mobile food vending ~~on private property~~ that is compatible with associated and surrounding uses and do not obstruct

pedestrian or vehicular circulation or create an unsightly appearance. This section does not apply to sidewalk sales in the public right-of-way, which are governed by Sections 51036-51039 of the Government code.”

SECTION 38: That Subsection A of Section 18.66.030, “Exemptions from Discretionary Permits,” of Chapter 18.66, “Wireless Telecommunications Facilities,” of Title 18, “Zoning”, of the SCCC is hereby modified as follows:

“Replacement or modification of a previously allowed facility or equipment, or replacement or restoration of previously allowed facilities or equipment following temporary relocation, or collocation of new transmission equipment, that does not substantially change the physical dimensions of the existing facility or equipment and qualifies as an “eligible facilities request” under 47 CFR § 1.6100, as may be amended.”

SECTION 39: That a new Section 18.66.100, “Continuation of Wireless Facilities” is added to Chapter 18.66, “Wireless Telecommunications Facilities,” of Title 18, “Zoning”, of the SCCC and reads as follows:

“18.66.100 – Restoration of Wireless Facilities after Redevelopment.

A. During redevelopment of a site that involves an existing wireless facility, wireless facilities are allowed to continue in a temporary configuration for a period of up to three years from the date of the removal of the permanent facility. Temporary wireless facilities may be located up to 200 feet from the subject site.

B. Permanent wireless facilities may be restored on the subject site in a building-mounted configuration only. Continued wireless facilities are required to obtain a Zoning Clearance and building permits within six months of the completion of the redevelopment of the site, as measured by the first Certificate of Occupancy.”

SECTION 40: That Subsection B, “Before Any Other Action,” of Section 18.120.020, “Architectural Review Process,” of Chapter 18.120, “Architectural Review,” of Title 18, “Zoning”, of the SCCC is hereby renamed “Plans Required”.

SECTION 41: That Subsection D, “Public Hearing Required,” of Section 18.120.020, “Architectural Review Process,” of Chapter 18.120, “Architectural Review,” of Title 18, “Zoning”, of the SCCC is hereby amended as follows:

“D. Public Hearing Required. The Director shall conduct a public hearing, titled the "Development Review Hearing," after providing notice in compliance with Chapter 18.146 (Public Notices and Hearings) for the following types of projects:

1. New or expanded single-family homes resulting in:
 - a. Five or more bedrooms;
 - b. Five or more bathrooms;
 - c. Two or more bedrooms with direct exterior access; or
 - d. A new second story or the expansion of an existing second story.
- ~~2. Residential parcel or subdivision maps and any associated development plans.~~
- ~~3. New multi-family developments of any size.~~
42. New freestanding non-residential development greater than 5,000 square feet in size.
53. Modifications or additions to existing non-residential development, where the modification or addition is greater than 20,000 square feet in size.
64. Demolition or major alterations to properties on the City's Historic Resources Inventory (HRI).
75. Demolition of an existing structure, other than a non-habitable accessory structure.
86. Any other project not listed above that the Director determines should be considered at a public hearing.”

SECTION 42: That a new Subsection D, “Completeness of Application,” is added to Section 18.126.030, “Review Process,” of Chapter 18.126, “Zoning Clearances,” of Title 18, “Zoning”, as follows:

“Completeness of Application. All applications are required to be complete, including payment of fees, within 90 days of initial submittal. Any applications that remain incomplete will be automatically revoked without fees being refunded on the 91st day after initial submittal.”

SECTION 43: That a new subparagraph “c” is hereby added to paragraph 3 of Subsection B, “Timing and Form of Appeal,” of Section 18.144.030, “Filing and Processing of Appeals,” of Chapter 18.144, “Appeals,” of Title 18, “Zoning”, of the SCCC to read as follows:

“c. An appeal is not considered filed until the filing fee has been received.”

SECTION 44: That subparagraph d, regarding posting notices on the City’s website, of paragraph 2, “Alternative Notice for the Director’s Decision - Without a Public Hearing,” of Subsection B., “Method of Notice Distribution,” of Section 18.146.020, “Notice of Hearing,” of Chapter 18.146, “Public Notices and Hearings,” of Title 18, “Zoning”, of the SCCC is hereby deleted.

SECTION 45: That subparagraph f, regarding posting decisions on the City’s website, of paragraph 4, “Posting Notices,” of Subsection B., “Method of Notice Distribution,” of Section 18.146.020, “Notice of Hearing,” of Chapter 18.146, “Public Notices and Hearings,” of Title 18, “Zoning”, of the SCCC is hereby deleted.

SECTION 46: That the definition “Attic” is added to Section 18.160.010, “A’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC and reads as follows:

“Attic. The unconditioned, non-habitable part of a building immediately below the roof situated wholly within the roof framing. Permanent fixed stairways to an attic are prohibited. The maximum height of an attic is less than seven (7) feet.”

SECTION 47: That the definition “Common Living Area” in Section 18.160.030, “C’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC is modified to read as follows:

“Common Living Area. The area of a dwelling available to all residents of a unit, including the living room, dining room and kitchen, but exclusive of bathrooms and hallways. Bedrooms are also not counted in the common area total.”

SECTION 48: That the definition “Demolition” in Section 18.160.040, “D’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC is re-named, “Demolition, Historic Resources”.

SECTION 49: That a new definition of the term “Demolition” is added to Section 18.160.040, “D’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC, immediately before the

definition of “Demolition, Historic Resources”, and reads as follows:

“Demolition. Means removal of more than fifty percent of the exterior walls of a building.

1. A wall, or portion of a wall, is deemed "removed" when its structure is removed or moved to another location or elevation on site, when the wall is enclosed behind newly constructed space, or when the exterior siding of the wall is removed.

2. For the purposes of calculating the amount of exterior walls removed, the remaining exterior walls must be contiguous.

3. Removal and replication of framing and/or siding for purposes of repair only does not constitute removal or demolition.”

SECTION 50: That the definition “Dwelling unit” is added to Section 18.160.040, “D’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC and reads as follows:

“Dwelling Unit. A room or group of rooms including living, sleeping, eating, cooking, and sanitation facilities, constituting a separate and independent housekeeping unit, occupied or intended for residential occupancy on a non-transient basis.”

SECTION 51: That the definition of “Dwelling, Multifamily” in Section 18.160.040, “D’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC is modified to read as follows:

“Dwelling, Multifamily. Residential structure containing three or more residential dwelling units, each of which is for the occupancy by one or more persons living as a single housekeeping unit. Includes: triplexes (structures under single ownership with three dwelling units in the same structure); fourplexes (structure under single ownership with four dwelling units in the same structure); apartments (five or more dwelling units under single ownership in the same structure or complex); and ~~common ownership~~ attached unit projects including condominiums and townhouses. Does not include two-family residential dwellings.”

SECTION 52: That the definitions “Fitness Facilities”, “Floor Area Ratio”, “Floor Area Ratio, Commercial”, and Floor Area, Gross of Section 18.160.060, “F’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC are revised to read as follows:

“Fitness Facilities. A business or an organization charging a membership or use fee, including private clubs and gymnasiums, that provides exercise machines, free weights, swimming pool, ~~spa, steam room~~ or fitness training and classes for use by clients. Spas and steam rooms are allowed as an ancillary use to fitness facilities.”

“Floor Area Ratio. FAR is a broad measure of building mass in relation to the area of a lot or lots. It is calculated as the ratio of the gross floor area of a building or buildings at or above grade divided by the ~~gross net~~ area of the site. FARs may be applied on a parcel-by-parcel basis or as an average for an entire site under a single development proposal.”

“Floor Area Ratio, Commercial. For the purpose of determining the required commercial areas of mixed-use projects, the commercial floor area ratio is the floor area of a building devoted to commercial uses, not including amenity spaces or parking areas, divided by the gross lot area.

“Floor Area, Gross. The floor area computed from the outside dimensions of the building, at or above grade, ~~and not excluding including~~ corridors and other design features ~~and aggregated for each additional story or mezzanine floor, and excluding any basement area, except as provided below.~~ Design features such as atria and mezzanines are not counted towards gross floor area, provided that those features do not increase the occupant load of the building. For purposes of this definition, where less than one-half the height of a basement is below grade, measured by reference to the average elevation of land within one hundred (100) feet of the building, such basement or ground floor shall be considered a story and contribute to the floor area.”

SECTION 53: That the definition “Kennel” is modified, and that a new definition “Kickboard” is inserted into Section 18.160.110, “K’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC and those definitions are to read as follows:

“Kennel. Facility where ~~five or more~~ dogs, cats, or other small domesticated animals over the age of four months are kept, whether keeping is for pleasure, profit, breeding, or exhibiting, including places where the animals are boarded, kept for sale or hire. May also include daytime boarding and activity for animals (e.g., “doggie daycares”) and ancillary grooming facilities.”

“Kickboard. A horizontal board installed along the bottom of a fence. Kickboards are included in the measurement of fence height.”

SECTION 54: That the definition “Major Transit Stop”, of Section 18.160.130, “M’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC is revised to read as follows:

“Major Transit Stop. Any of the following:

- (1) a transit stop identified in the current version of Plan Bay Area;
- (2) an existing rail or bus rapid transit station; or
- (3) the intersection of two or more major bus routes with a frequency of service interval of ~~45~~ 20 minutes or less during the morning and afternoon peak commute periods.”

SECTION 55: That the definition “Retaining Wall”, is added to Section 18.160.180, “R’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC and reads as follows:

“Retaining Wall. A structure that holds or retains soil behind it. It may be constructed of wood, masonry, concrete, metal, or other material.”

SECTION 56: That the definition “Smoke Shop”, contained in Section 18.160.190, “S’ Definitions”, of Article 8, “Definitions”, of Title 18, “Zoning”, of the SCCC is modified to read as follows:

“Smoke Shop: Any premises ~~dedicated to~~ primarily engaged in the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco, vaping, compressed gas (i.e. nitrous oxide), or cannabis paraphernalia. Any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a “smoke shop” and is not subject to the restrictions in this chapter. For the purposes of this definition only, "primarily engaged" means when thirty percent (30%) or more of products sold at the retail establishment are smoking and tobacco products and accessories, and other products, devices and components reasonably assumed to be used for smoking and/or the inhalation or ingestion of any substance.”

SECTION 57: That the definition for “Specialized Education and Training” in Section 18.160.190 (“S’ Definitions”) of Article 8 (“Definitions”) of Title 18 (“Zoning”) of the SCCC is modified to read:

“Specialized Education and Training. School offering specialized education and training that typically offer certifications rather than academic degrees (e.g., dance, ~~judo~~, painting and tutoring).”

SECTION 58: That a new definition entitled “Vehicle Storage Yard” is added to Section 18.160.220 (“V’ Definitions”) of Article 8 (“Definitions”) of Title 18 (“Zoning”) of the SCCC to read as follows:

“Vehicle Storage Yard means the keeping outside of an enclosed building for more than 72 consecutive hours of one or more motor vehicles (except inoperable vehicles), boats, trailers, or unoccupied recreational vehicles.”

SECTION 59: That the definition for Vocational School in Section 18.160.220 (“V’ Definitions”) of Article 8 (“Definitions”) of Title 18 (“Zoning”) of the SCCC us modified to read as follows:

“Vocational School. A public or private post-secondary school other than a community college or four-year college providing occupational or job skills training for specific occupations. See ~~“Specialized Education and Training/Studios”~~

SECTION 60: That the first paragraph of subsection (e) of Section 1.10.030 (“Administrative citation”) of Chapter 1.10 (“Administrative Penalties – Citations”) of Title 1 (“General Provisions”) is hereby amended to read as follows:

“An administrative citation may be served by personal delivery on any person determined to be responsible for the violation if the responsible person can be located. If the Code enforcement officer cannot readily locate a responsible party for personal delivery of an administrative citation, then the citation may be served by either by certified mail, postage prepaid, return receipt requested; or by priority mail with tracking; addressed to a location reasonably calculated to give notice to the responsible party of the administrative citation. All notices required by this chapter to be served subsequent to service of a citation may be served either by personal delivery or by certified mail, postage prepaid, return receipt requested, and shall be deemed effective on the date of personal delivery or when the certified mail is either delivered or delivery is attempted.”

SECTION 61: That all of the Chapters numbered 18.200 and above are hereby deleted from the Zoning Code.

SECTION 62: That the cross-references to other sections of the code are updated to reflect the correct target destination.

SECTION 63: Ordinances Repealed. With exception of the provisions protected by the savings clause, all ordinances (or parts of ordinances) in conflict with or inconsistent with this ordinance are hereby repealed.

SECTION 64: Savings clause. The changes provided for in this ordinance shall not affect any offense or act committed or done or any penalty or forfeiture incurred or any right established or accruing before the effective date of this ordinance; nor shall it affect any prosecution, suit or proceeding pending or any judgment rendered prior to the effective date of this ordinance. All fee schedules shall remain in force until superseded by the fee schedules adopted by the City Council.

SECTION 65: Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 10TH DAY OF JUNE, 2026 BY THE FOLLOWING VOTE:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:

ATTEST: _____
AFSHAN HAMID, DIRECTOR
COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachment:
A. Zoning Code amended tables