

Neighboring Cities Hearing Level and Process Analysis

City	Hearing Body Approval Name	Approval Body Members	Decision Appeale	Type of Permits
Santa Clara	Architectural Committee	1 City Council Member; 2 Planning Commissioners	Planning Commission with double appeal of Planning Commission decision to City Council permissable	Single-Family House; Development permits for: Multifamily, Mixed Use, Non-Residential; Landscape Master Plans; Master Sign Programs
Morgan Hill	Director Hearing	Staff	Planning Commission	Administrative Use Permits; Design Permits Historic Alteration Permits; Sign Permits; Temporary Use Permits; Minor Exceptions; RA; Zoning Clearance
Campbell	Director Hearing	Staff	Planning Commission	Stealth wireless telecommunication facilities; R-1-6 zoning district subject to the San Tomas area neighborhood plan; Construction of a building; Conversion of attic space to living area on existing single-story single-family residence; Removal or reconstruction of more than fifty percent of the exterior walls of existing single-family residence; R-1-8 zoning district that are not subject to the San Thomas area neighborhood plan thats constructing a new single-family or an addition to an existing that is seven hundred fifty square feet or greater in gross floor area or three hundred seventy-five square feet or greater in gross floor area on a second-story.
Sunnyvale	Zoning Administrator (Director) Hearing	Staff	Planning Commission	Variances; Design Review; Tentative Maps; Use Permits; Special Development Permits
San Jose	Director Hearing	Staff	Planning Commission	Single-Family House Permitd with certain conditions; Development Permits - New Constrcution; Special Use Permits; Reasonable Accomodations; Tree Removals; Tentative Maps; Variances
Mountain View	Zoning Administrator Hearing	Staff* [Separate Development Review Commitee, comprised of staff Deputy Zoning Administrator and two consulting architects recommend approval of certain projects to the Staff Zoning Administrator.]	City Council	Development Review Permits, Conditional Use Permits, Variances, and Planned Unit Developments with a Parcel Map; Single-family residential major floor area ratio exceptions; Special Design Permits
Palo Alto	Director of Planning and Community Environment Hearing	Staff* [Separate Architectural Review Board recommends approval of certain projects to Staff/Director of Community Development. If the Director disagrees with the Board's recommendation, the project will be sent back to the ARB or to the City Council.]	Planning Commission	Notice mailed of Director's Decision to owners and residents of property adjacent to the subject property for Major Site Design Review: New building or building addition over 5,000 square feet, Use Permits, multiple-family residential construction, Variances, Construction of three or more adjacent single-family homes or duplexes, signs and sign programs; Minor Site Design Review: New building or building addition of fewer than 5,000; signs; landscaping; wireless facilities