

Neighboring Cities Hearing Level and Process Analysis

City	Hearing Body Approval Name	Approval Body Members	Decision Appeable	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; Most of the Single-Family Houses;
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 Permitted with certain conditions; Development Permits - New Constrcution; Special Use Permits; Reasonable Accomodations; Tree Removals; Tentative Maps; Variances

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Mountain View	Zoning Administrator Hearing	Staff* [Separate Development Review Committee, 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	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