

COMPARISON OF CITIES ZONING AMENDMENT PROCEDURES

| City | Council Authorization Required | Have Any Criteria | Review w/ Development Proposal | Council Study Session Held | Community Benefit Required | Typical No. of Applications Per Year | Comments |
|---|---|-------------------|--------------------------------|----------------------------|----------------------------|--------------------------------------|---|
| SANTA CLARA COUNTY | | | | | | | |
| Campbell <u>Population:</u> ~43,000 <u>City Employees:</u> ~60 | No | No | Yes | Yes | No | 2 to 3 | <ul style="list-style-type: none"> Requires a preliminary application and a Council Study Session. No formal authorization required, but feedback may require major changes to proposal. Historically, most amendments were to rezone to a Planned Development, which was the only way to build multifamily or nonresidential development. Recent General Plan Update established more standard zoning districts, so City anticipates fewer rezoning requests. Very infrequent zoning text amendment requests. |
| Cupertino <u>Population:</u> ~58,600 <u>City Employees:</u> ~660 | Yes – zoning text amendments; No - rezonings | No | Yes | Yes | No | 0 to 1 | <ul style="list-style-type: none"> General plan and zoning closely aligned, so projects often require amendments to both (which would then require Council authorization hearing). Rezoning do not require authorization hearing. Staff processes as received. Staff noted a Study Session would typically be held to discuss amendments/project. Zoning text amendments can only be initiated by Staff, Council or Planning Commission. |

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| Gilroy <u>Population:</u> ~58,000 <u>City Employees:</u> ~245 | No | No | Yes | Only if controversial project. | No, unless rezoning to a Planned Development. | 1 every other year | <ul style="list-style-type: none"> Historically, most rezonings are to a Planned Development, which requires a community benefit (commonly public art). Has received privately-initiated zoning text amendments, but City has not always processed them in a timely manner due to other priorities. |
| Los Altos <u>Population:</u> ~30,700 <u>City Employees:</u> ~136 | No | No | Yes | Yes | No | 0 | <ul style="list-style-type: none"> Very infrequent requests likely due to only 80% of city being zoned single-family. City recently rezoned and updated standards based on Housing Element in commercial areas, expanding opportunities for development. If application received, likely staff would take the application before the Council to evaluate whether to proceed before staff began processing. |
| Los Gatos <u>Population:</u> ~32,500 <u>City Employees:</u> ~150 | No | No | Yes | Only if controversial project. | No, unless voluntary through Planned Development | 1 to 4 | <ul style="list-style-type: none"> Request goes through preliminary review at a Conceptual Development Advisory Committee to receive informal direction and see if there is support or not to proceed. Larger projects that rezone to Planned Development may voluntarily include a community benefit; otherwise none required. Zoning text amendments are typically initiated by Council or staff as part of Council Workplan. |

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| Milpitas <u>Population:</u> ~79,000 <u>City Employees:</u> ~450 | No | No | Yes | Only if needed input | No | 0 to 1 | <ul style="list-style-type: none"> • City is currently undergoing a comprehensive zoning code update, so is not accepting applications. • Previously, they processed applications as received and would hold Council Study Session if need policy direction. |
| Morgan Hill <u>Population:</u> ~45,500 <u>City Employees:</u> ~195 | No | No | Yes | Only if need input | No, unless rezoning to a Planned Development | 2 to 3 | <ul style="list-style-type: none"> • Zoning amendments are processed as received by staff. • Typical request is to rezone to a Planned Development (PD) zone, which requires a community benefit. • Have a Council Study Session if need policy direction. |
| Mountain View <u>Population:</u> ~83,000 <u>City Employees:</u> 688 | Yes | Yes | Yes | Yes, excluding Gatekeeper exempt projects | Yes, excluding Gatekeeper exempt projects | 3 to 7 | <ul style="list-style-type: none"> • City's Gatekeeper website • Most zoning amendments are for rezoning/map amendments; often combined with a general plan amendment; very few include zoning text amendments. |

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| Palo Alto <u>Population:</u> ~66,700 <u>City Employees:</u> ~1,300 | Yes | No | Yes | Yes | No | 2 to 4 | <ul style="list-style-type: none"> • Applications are reviewed by Planning Commission at an “initial review” hearing in 90 days to determine whether to proceed. • If Planning Commission recommends denial, then Council reviews and determines if project can proceed. If supportive, then project continues through development review process. • Study Sessions with Planning Commission and Council typically occur. • The initial review hearings are scheduled as applications are received. |
| San Jose <u>Population:</u> ~983,500 <u>City Employees:</u> ~6,650 | No | No | Yes | No | No | Could not confirm with San Jose, but Staff identified 23 rezonings between 2020-21. | <ul style="list-style-type: none"> • Staff accepts and begins processing all applications for zoning amendments, including rezoning/map amendments and text amendments. • No Study Sessions are held; no community benefits are required. • Many rezonings are to Planned Development zones. |
| Santa Clara <u>Population:</u> ~127,150 <u>City Employees:</u> ~800 | No | No | Yes | No | No, unless negotiated through a Development Agreement | 5 to 10 | <ul style="list-style-type: none"> • Staff begins processing applications as received. • Most requests are for rezonings; very few for zoning text amendments. • No community benefits are required, unless negotiated through a Development Agreement. |

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| Saratoga <u>Population:</u> ~30,200 <u>City Employees:</u> ~65 | Yes | No | Yes | Yes | No | 0 | <ul style="list-style-type: none"> • Zoning amendment request would go to a Council hearing to determine whether to proceed with processing application. • Staff strongly discourages applications if don't advance General Plan goals; very few applications are received for rezoning or text amendments. |
| Sunnyvale <u>Population:</u> ~152,250 <u>City Employees:</u> ~700 | No | No | Yes | Yes | No, unless rezoning to a Specific Plan with community benefits | 2 to 3 | <ul style="list-style-type: none"> • Zoning amendments/rezonings are processed with development proposals as received. • Community benefits only if rezoning to a Specific Plan that has community benefits. |
| CITIES IN OTHER COUNTIES | | | | | | | |
| Fremont <u>Population:</u> ~230,600 <u>City Employees:</u> ~950 | No | No | Yes | No | Voluntary | 2 to 3 | <ul style="list-style-type: none"> • Historically most rezonings were to Planned Developments (PD), but City is no longer allowing PDs; so anticipate fewer rezoning requests. • Strongly encourage voluntary community benefits, but not required. • Zoning text amendments can only be initiated by City staff or Council. |

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| <p>Redwood City</p> <p><u>Population:</u> ~81,650</p> <p><u>City Employees:</u> ~600</p> | No | No | Yes | Varies | Yes | 0 to 2 | <ul style="list-style-type: none"> • One-time Gatekeeper process for Downtown projects in 2020-21 authorized text amendments to Downtown Precise Plan and two rezonings; not currently accepting applications for zoning amendments. • Most zoning text amendments are staff-initiated; often addresses minor tweaks in code raised by applicants. • Not many rezoning requests; likely due to City’s major rezonings through Housing Element, Downtown Precise Plan, and new mixed-use zones. • Community benefits are required as built-in to each of the City’s zoning districts/precise plans. • Council Study Session held if policy direction needed. |
| <p>Note: Monte Sereno and Los Altos Hills are excluded as these cities are limited to single-family residential zoning.</p> | | | | | | | |