

**City Council agenda item for July 27, 2016: Consider approval of a proposed amendment to the Santa Clara City Zoning Regulations to correct the PD zone change procedure to state that the Planning Commission holds the public hearing, and the City Council considers the recommendation from the Planning Commission.**

**Section 17.68.110: Application Procedures and Requirements (for a PD zone project):**

**17.68.110:B (new wording is in bold and underlined)**

2. Rezoning Application: In addition, the applicant shall provide a complete rezoning application and a cover letter requesting review of the project plan. The project plan shall be reviewed by staff and discussed in an informal meeting with the applicant to examine potential areas of nonconformity. Staff, upon review of the plan, will determine whether the project meets the intent of the district and includes the required elements. If the project does not meet with the intent or lacks required elements, staff may reject the project plan and notify developer of where deficiencies exist so corrections may be made. However, should the plan meet the intent and contain the required elements, staff will accept the project plan and provide the applicant with suggestions for changes and modifications, if any that will prepare the applicant for the submittal of phase plans. While the applicant may ask for more than one project plan review, at least one review is mandatory.
3. Review Of Project Plan By Planning Commission: After staff officially accepts the project plan (completed application submitted and full review by staff completed), the plan will be placed on the planning commission agenda provided that the date the plan is officially accepted by staff is two (2) full weeks (14 days) prior to the planning commission meeting. The planning commission shall **hold a public hearing on the proposed plan** ~~review the project plan~~ and make a recommendation on the plan and the rezoning of the property. The planning commission shall review the plan for the following elements: how the proposed project meets the purpose of a planned development as provided in section [17.68.010](#) of this chapter; how the proposed project meets the purpose of the specific planned development district; the overall project density as well as the density of land use components; land use mix and percentages; general vehicular and pedestrian circulation including the location and capacity of the facilities and connections internally and externally; and open space type, amount and location. Other site and project design criteria shall be reviewed at the phase plan stage.
4. Review Of Project Plan By City Council: Upon receiving a recommendation from the planning commission and before enacting an amendment to the zoning ordinance, the city council shall ~~hold a public hearing thereon~~ **make a determination that the requested rezoning and project plan is in the public interest considering the community as a whole**. If approved, the rezoning becomes effective and the project plan becomes the official plan of the district, which will determine how phase plans are developed.