



Planning Division

Community Development Department
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**Architectural
and
Site Review**
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Do I need an Architectural and Site Review Permit?

What types of demolitions or building removals require an AS permit?

- **All building demolitions**, except for the following:
 - A non-historic single-family home for which building permits have been issued for a replacement single-family house.
 - A building which the city building official has determined to be an immediate threat to public health or safety.
 - A building that has been ordered to be removed or demolished by the code enforcement appeals hearing board or by a court of law.
 - Residential accessory structures, except for historic properties (subject to section 30.27.50), and subject to the provision of on-site parking.
 - Non-residential buildings no greater than one thousand (1,000) square feet.
 - Demolitions that, due to their size, nature, condition, or other factors, are determined by the community development director or designee to not require an architectural and site permit.

General Information on Architectural and Site Review Permits

Purpose of an AS permit:

The intent of architectural and site approval is to maintain or improve the character and integrity of a neighborhood or area by promoting excellence in development, preventing undue traffic hazards or congestion, and encouraging the most appropriate development and use of land in harmony with the surrounding environment and in accordance with the general plan.

Scope of Review

The Planning Director* reviews the application to ensure that the development addresses and adequately meets requirements for the following:

- Traffic Safety and Efficiency
- Outdoor Advertising and Signs
- Site Development
- Landscaping
- Drainage and Flood Control
- Health Standards
- Fire Protection
- Environmental Impacts

Conditions

The granting of architectural and site review permit approval may include such conditions as the planning director deems reasonable and necessary under the circumstances to carry out the requirements of the zoning district and the intent of architectural and site approval, and to insure that the development will meet the requirements enumerated in section 30.50.43.

*Projects within a PUD overlay or Historic overlay districts are subject to elevated review with Historic Heritage Commission, Planning Commission and/or City Council.