



## Planning Division

Community Development Department  
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Architectural  
and  
Site Review  
Residential  
Rev. 7/3/19

### Do I need an Architectural and Site Review Permit?

#### Are you proposing any of the following activities in a residential zone?

- o **Residential developments** having two (2) or more total units on a parcel.
- o **Relocating or moving buildings.**
- o **Accessory structures beyond 12 feet in height.** May be approved by the planning commission through an architectural and site review application. A public hearing and public noticing is required.
- o **Development of four (4) or more single-family residential parcels** which have been created from the same parcel map, tentative map or final map.
- o **Residential Hillside zone.** Homes and accessory structures requiring building permits in the RH zone.
- o **Building additions or accessory structures** of two hundred fifty (250) sf. in total area or more **or** beyond 20% of the total building area prior to the addition.
  - Exceptions: single-family detached residences that **are not within** the residential hillside zoning district, a planned unit development overlay district, or the historic neighborhood combining district.
- o **Creating 2.5K sf or more of impervious surface.** This includes: on or above ground, through installation, construction, or replacement. The calculation of the two thousand five hundred (2,500) square feet of new or replaced impervious surface shall represent the total of all newly created impervious surfaces, whether on structures, pavement, or any other surface.
  - Exceptions: single-family detached residences that **are not within** the residential hillside zoning district, a planned unit development overlay district, or the historic neighborhood combining district.

**...if so, then yes, an AS permit is required.**

## **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 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.