

OTHER CITIES' APPEAL PROCEDURES

	Who may appeal?	Can multiple appeals be accepted for one project?	When appealed, is the scope of the hearing limited to issues raised in the appeal letter or de novo ("start over")?	What are the procedures for Council to appeal a decision of a lower body, if any?	Can an appeal be withdrawn, in which case the decision stands?	What is the appeal fee? Is Council required to pay the fee?	Are there procedures for Council to "call up" a project for which Council is not the decision making body (versus appeal)?
Mountain View	General Public	Yes	De novo	Any one member allowed to appeal any project for Council to review; given a list of projects that are being reviewed by lower bodies.	Yes	50% of the original fee; no fee for Council	Clerks office acts as a gatekeeper for Council; gives council a list of all projects being reviewed and Council can choose to review any of those projects
Palo Alto	General Public	Yes	Limited, unless Council requests a new hearing to review entire project	PC doesn't approve items, but provides recommendations to Council. Architectural Review Board approves design review applications, but public can request Director's Hearing which can then be appealed to Council.	No	\$400; no fee for Council	Council receives a list of projects and can choose to review any of those projects.
Cupertino	General Public	Yes	De novo	Any one member allowed to appeal any project for Council to review.	Yes	\$177; no fee for Council	Yes, Council may call a project up for review, but it is not explicit in the ordinance.
Santa Clara	Applicant or anyone affected	No, but looking to change	De novo	Any one member may appeal projects within appeal period or at its first regular meeting when a formal notice of decision and action is provided.	No	\$360 fee for everyone	No procedure
San Jose	Applicant, Property Owner or Tenant within 1000 feet	Yes	De novo	None exist, Councilmembers cannot appeal a project unless they fit the appellant description.	Yes, but only while appeal period is open.	\$100/\$2,232; unsure about Council fee	No procedure

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Redwood City	General Public	No	De novo	Requires 2 members to call up a project to be reviewed by Council, but must be done through a written statement within the appeal period. The written statement can be separate letters on different issues with one project, or can be a joint letter.	Yes	\$270; no fee for Council	No procedure
San Mateo	Applicant or Citizen/Taxpayer		De novo	Any one member may appeal a project to be reviewed by Council, but must be done through a written statement within the appeal period.	Not specified	\$500; no fee for Council	Not specified
County of Santa Clara	Planning Director	Yes	De novo	None exist.	Yes	Single family residence \$916, All others \$1,359; No fee for administrative appeal	No procedure
Sunnyvale (Current)	Applicant, owner of the subject property, owner of a property within the required noticing radius for certain projects, or PC or CC members	No	De novo	Any one member may appeal a project to be reviewed by Council, but must be done through a written statement within the appeal period.	No	\$150.50; No fee for Council appeal	No procedure