City of Santa Clara
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Staff Report

Wall Sign Approval
Summary and Recommendation

Public Body: Santa Clara Planning Commission
Meeting Date: November 12, 2026
Current Zone: Planned Development Commercial, PDC
Property Location: 967 Country Lane
Request: Approval of Wall Signs for Brody's Mexican Restaurant
Applicant Name: Carter Smith (Star Sign)
Staff Planner: Jim McNulty
City Staff Recommendation: Approve with conditions.
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Carter Smith (Star Sign), is requesting Wall Sign Approval for Brody's Mexican Restaurant located at 967 Country Lane. The Santa Clara City Sign Ordinance, Chapter 17.44, states that wall signs are allowed in the Planned Development Commercial PDC Zone subject to Planning Commission approval. This business will be in the Country Lane Commons building. This building is currently occupied by Orange Peel. Brody's Mexican Restaurant will occupy the remainder of the building.

Three (3) wall signs are proposed for the business. Chapter 17.44.090(C) of the city code indicates that wall signs may not exceed 10% of the total square footage of the wall on which it is placed. The applicant has provided wall calculations as required. The **north building elevation** would allow for a wall sign up to 124 square feet; **32 square feet** is proposed. The **east building elevation** would allow for a wall sign up to 113 square feet; **46 square feet** is proposed. Finally, the **west building elevation/entry area** would allow for a wall sign up to 34 square feet; **24 square feet** is proposed.

The proposed wall signs include an **aluminum backer flush mounted** to the building with restaurant branding and letters, and **white internally illuminated lighting.** The proposed wall signs meet the standards as per Chapter 17.44 of the city code.

Request: Wall Sign Approval

CITY STAFF RECOMMENDATION

City Staff recommend that the Planning Commission approve the proposed Wall Signs for Brody's Mexican Restaurant located at 967 Country Lane, subject to the following conditions:

1. That the north building elevation wall sign be allowed at 32 square feet with an aluminum backer flush mounted to the building with corporate branding and letters, and white internal illumination.
2. That the east building elevation wall sign be allowed at 46 square feet with an aluminum backer flush mounted to the building with corporate branding and letters, and white internal illumination.
3. That the west building elevation/entry area wall sign be allowed at 24 square feet with an aluminum backer flush mounted to the building with corporate branding and letters, and white internal illumination.
4. That a building permit be applied for and obtained prior to placement of the wall signs on the building.