



Local-Serving Uses in Rural Districts: General Plan and Zoning Updates

Planning Commission

July 23, 2015



Presentation Overview

1. Proposed Project – A Recap
2. Modifications since May 2015
 - a) Data Refinement and Additional Options
 - b) Clarification of Local Serving Uses in General Plan and Zoning Ordinance Amendments

Project Background – Rural Land Use Designations

Rural Base Districts:

- A. Exclusive Agriculture
- AR. Agricultural Ranchlands
- HS. Hillside
- RR. Rural Residential
- A1. General Use of San Martin Use Permit Areas

Project Background

Current Challenge: General Plan Policy - R-LU 57

- Do not Align with Actual Practice
- Practical Difficulties in Implementation of Traffic Related Policy
- Religious Land Use and Institutionalized Persons Act (RLUIPA) Consistency

Project Goals

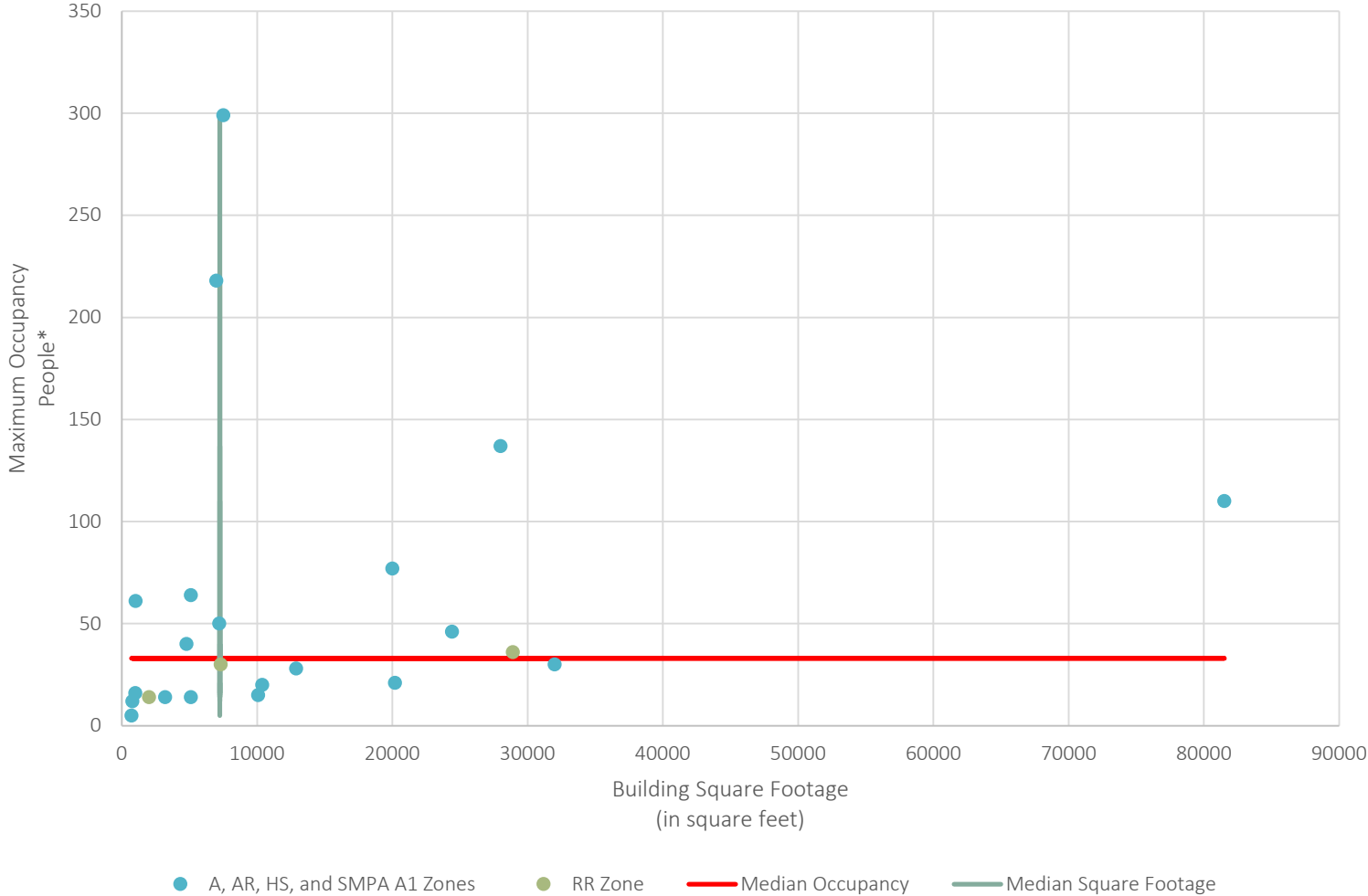
- Maintain General Plan “Local Serving” Intent and Principles.
- Provide a Systematic Approach to Implement Local Serving Intent Consistent with Current Practice.

Proposed Approach

- Documents Size, Scale, and Intensity of Existing Approved Uses
 - Building size
 - People
 - *Event Frequency*
- Establishes a 66th or 75th Percentile Threshold
- Additional Analysis of Criteria and Findings Required

Concept behind Standards

Commercial Uses Permitted in Rural Areas (1981-2014)



Example: Project Review Process

Below
Threshold

- Generally suitable
- Should meet all other requirements

Above
Threshold

- Additional analysis required
- Must meet additional findings, and minimize impacts to rural resources

Proposed ZO Section 2.20.090

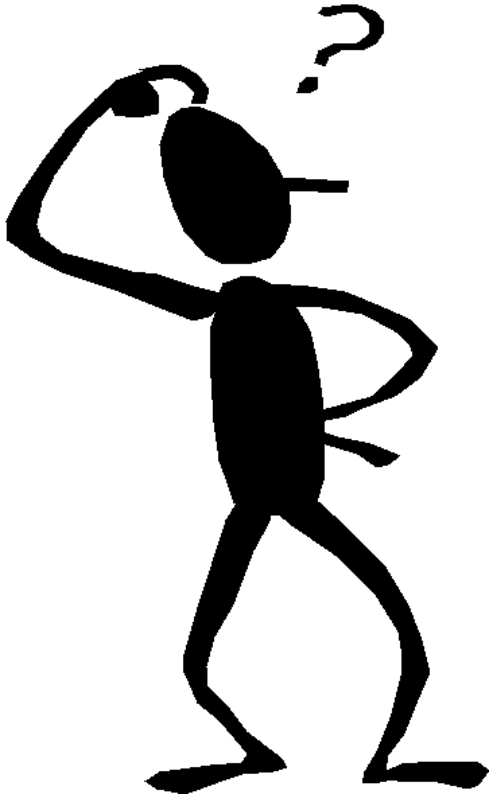
- A. Equal to or Less than Threshold – Local Serving Use
- B. Above Threshold – Applicant Evaluates (and Compares Proposed Project and Project at Threshold) Size, Scale and Intensity Impacts to:
 - 1. Aesthetics
 - 2. Open Space and Habitat
 - 3. Agricultural Production
 - 4. Watersheds
 - 5. Traffic
- C. Required Finding - the Delta difference in impacts has been reduced to maximum extent feasible

Graphic Representation – ZO Section

2.20.090



School Example



Current Policy

Difficult to Implement

No clarity

Proposed Approach

Establishes Measurable Standards

Easier to Implement and Enforce



Updates since May 2015

- a) Data Refinement and Additional Options
- b) Clarification of Local Serving Uses in General Plan and Zoning Ordinance Amendments

Institutional Thresholds

	Option a. (Combined 75 th Percentile)	Option b. (Combined 66 th Percentile)	Option c. (Separate RR – 75 th Percentile)	
			Rural Residential Only	All Other Rural Districts
Daily (people)	50	40	50	70
Events (people)	250	250	220	320
Building Size (square feet)	7,890	6,990	6,510	8,480

Commercial Thresholds

	Option a. 75 th Percentile	Option b. 66 th Percentile
People (Daily)	30	30
Building Size (square feet)	16,440	12,880

Staff Recommendations

Recommend to the Board of Supervisors:

1. Accept 1994 General Plan Program EIR Addendum
2. Adopt Proposed General Plan Amendments
3. Adopt Zoning Ordinance Amendments and the Local Serving Data document with following threshold options :
 - a. Use 75th Percentile
 - b. Use 66th Percentile
 - c. Separate Rural Residential (75th percentile)

Questions and Comments

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