

# -sm San Martin Use Permit Areas Combining District




SMPAC July 26, 2017  
Planning Commission  
July 27, 2017



# Purpose of Presentation and Meeting

- Builds upon June presentation of San Martin planning history and policy
- Review general framework and details of proposed –sm combining zone
- Take questions and comments
- Provide recommendation to Planning Commission/Board

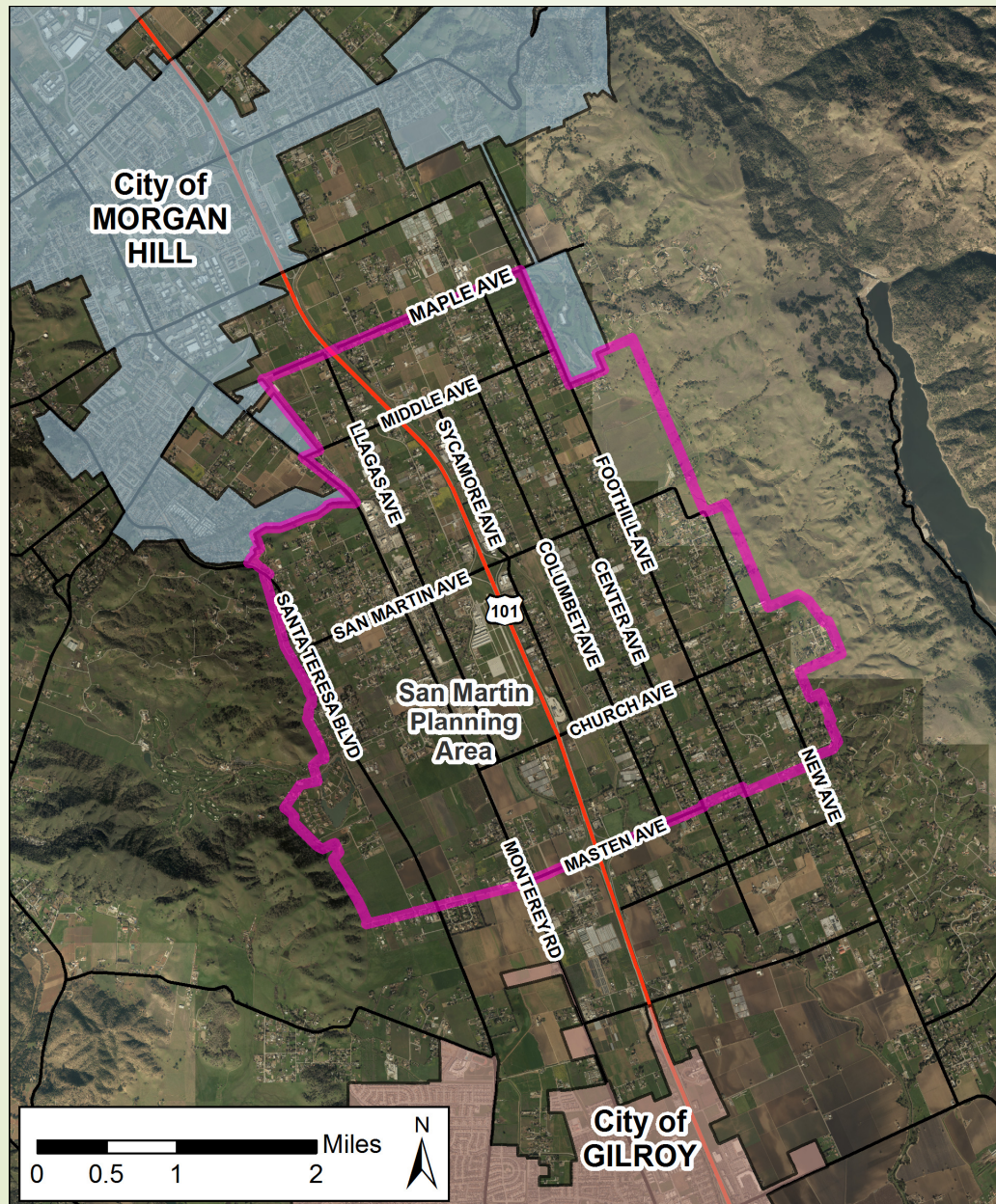


## Recap: Need for the –sm zone

- A1 zone is base zone in Use Permit Areas
- Left in place and utilized since long ago
- Creates challenges, confusion for implementation of RR GP land use designation and allowable uses under RR zoning, as well as for Use Permit Areas
- “Overlay zone” correlating with GP overlay designations is best approach

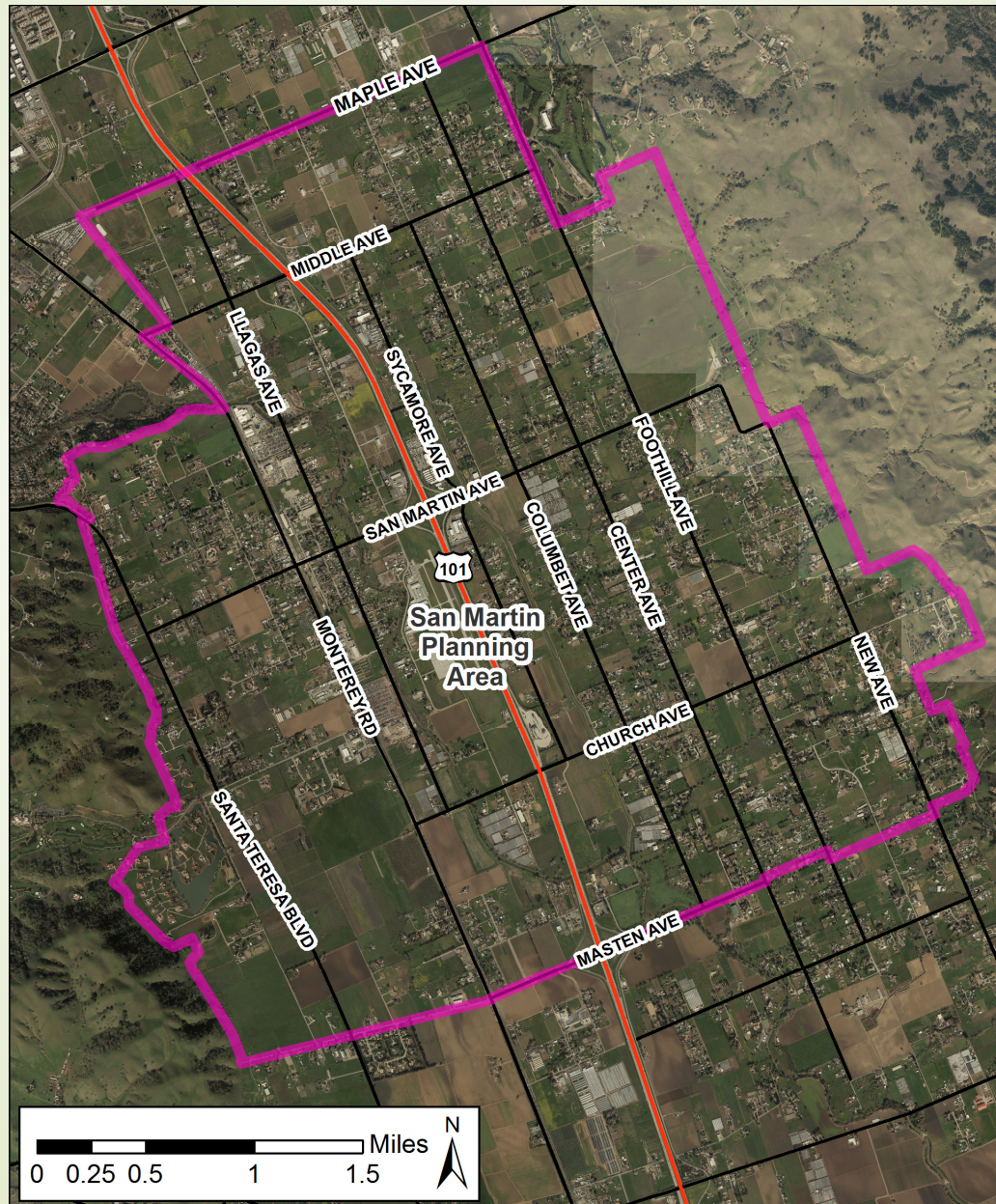


# San Martin Area – South County

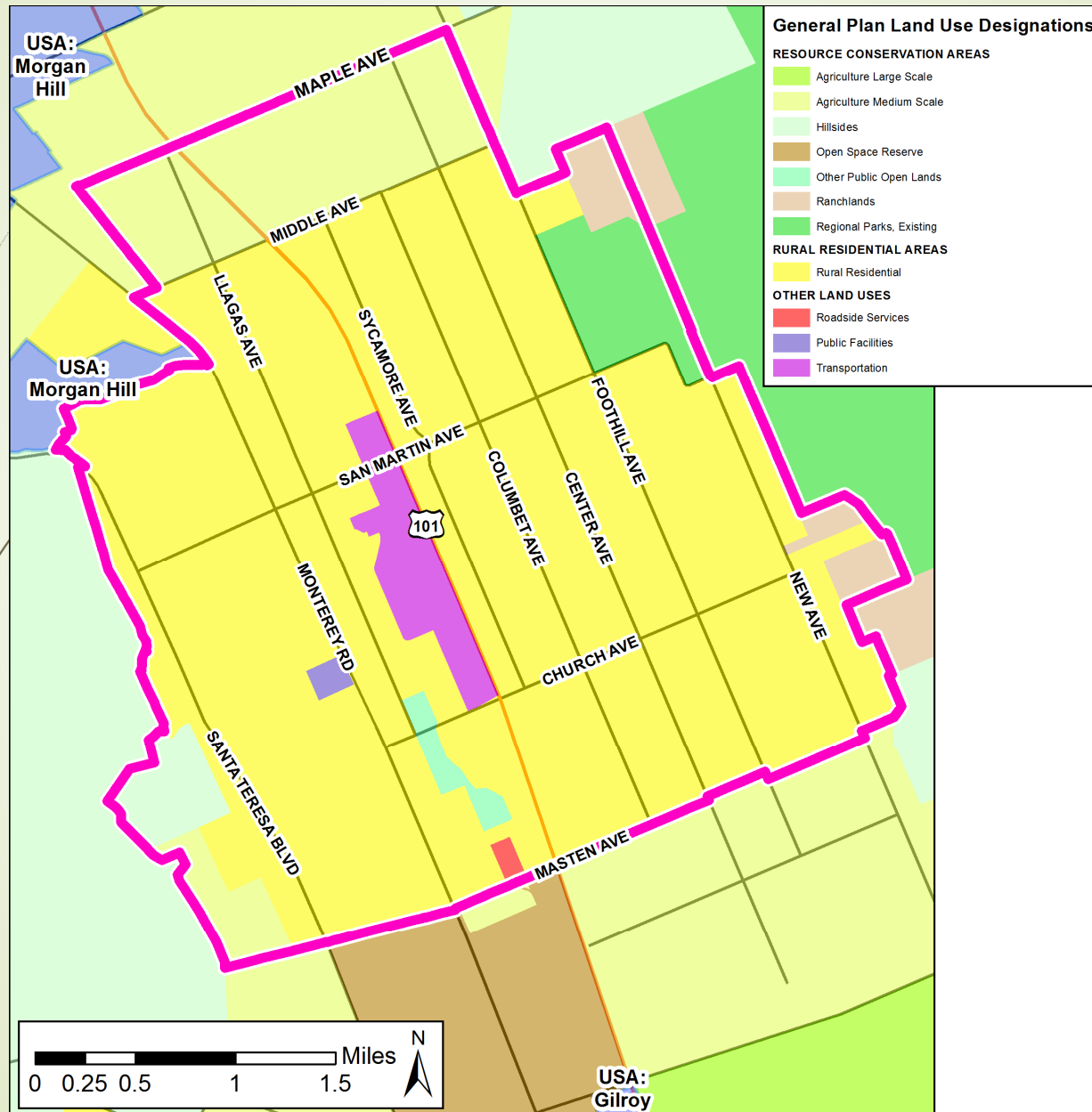




# Boundary with Aerial

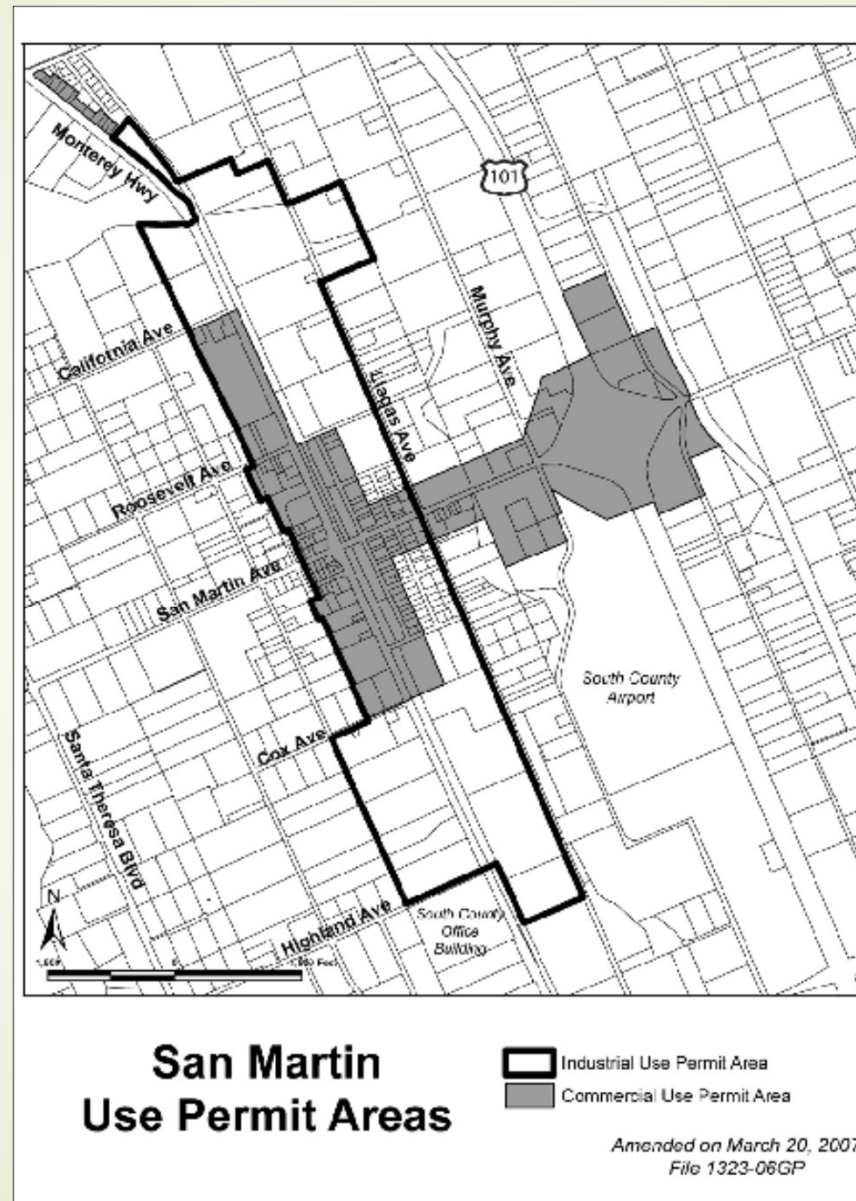


# GP Land Use Plan



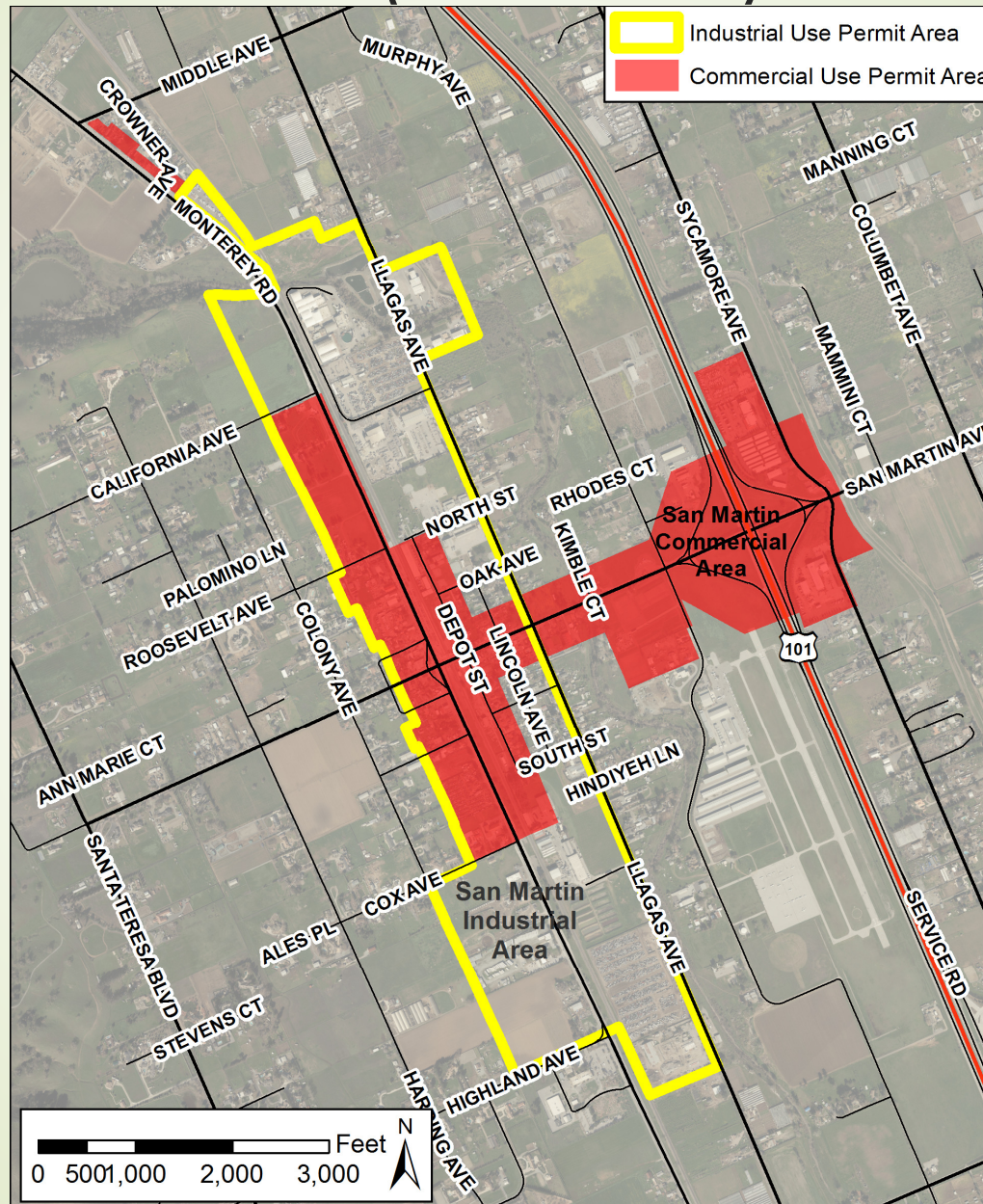


# Use Permit Areas In GP



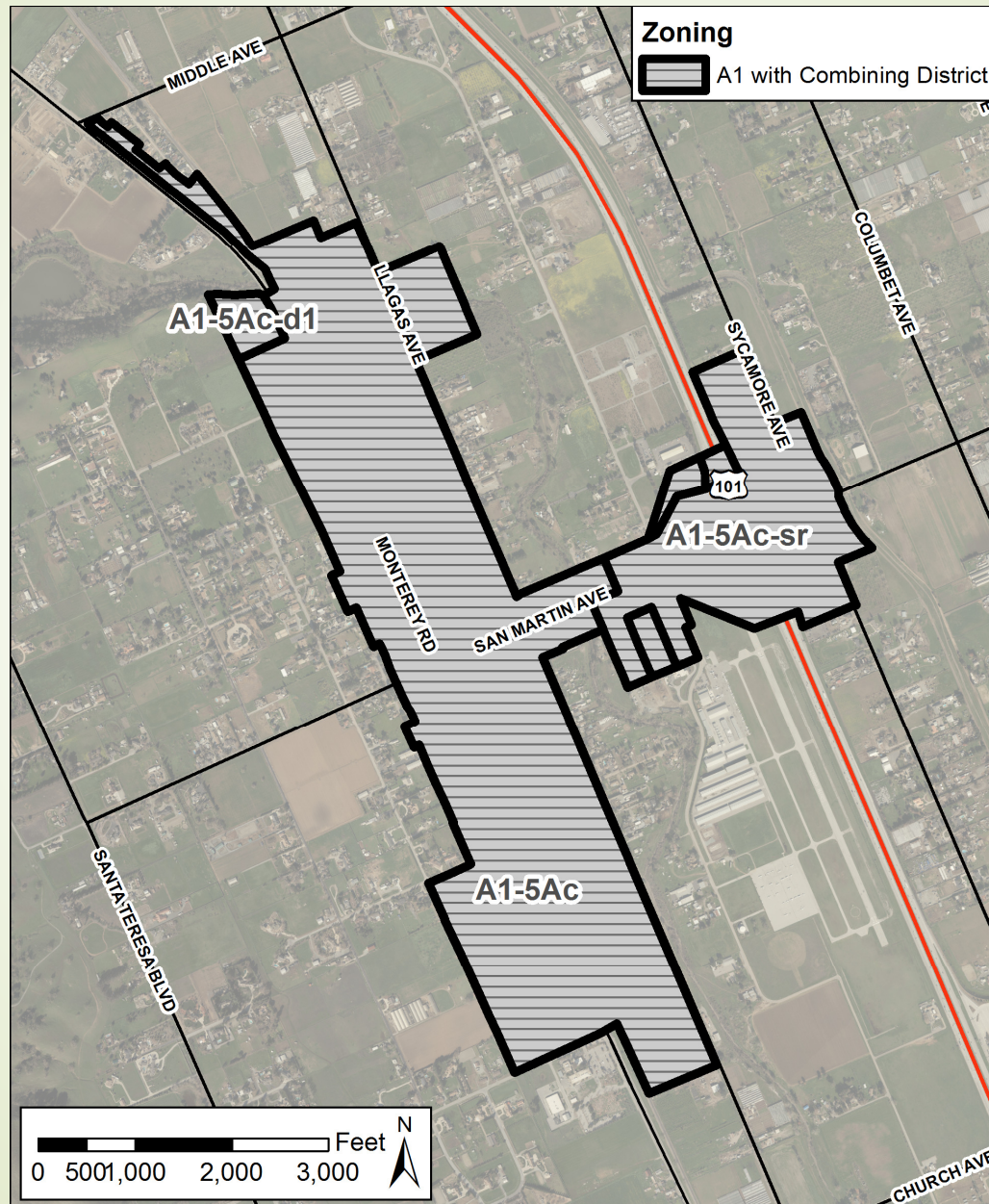


# Use Permit Areas (from GIS)

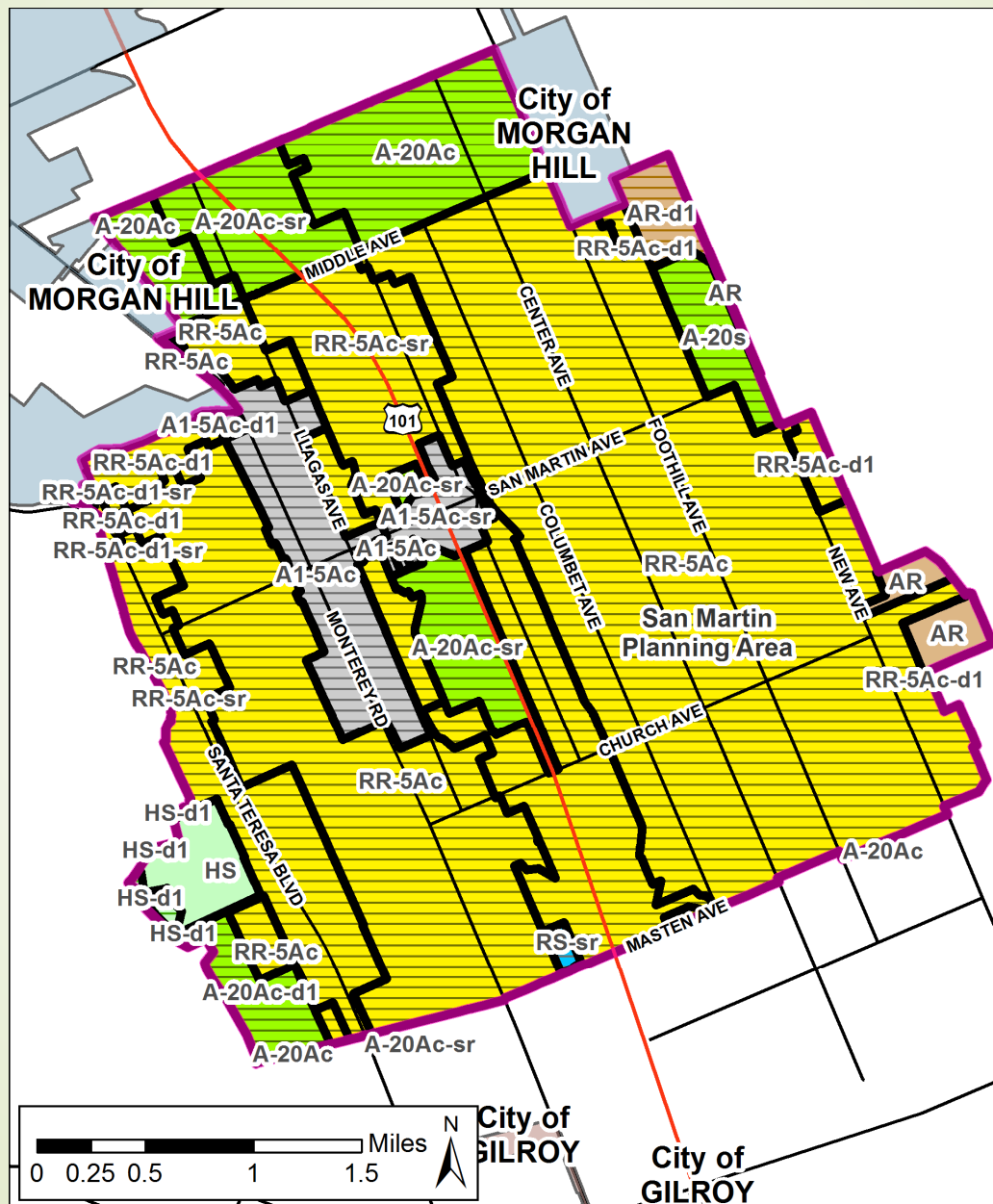




# Use Permit Areas Zoning



# Overall Zoning for San Martin Area







# Commercial Use Permit Area

- Make allowance for additional permitted uses of commercial nature, over and above those allowed in RR base district
- Require Use Permit, allow only in boundary
- Should be appropriate in terms of size, scale and intensity of use for SM area (no sewer) and parcel in question, of benefit to community and environs
- 170 Parcels total, ~235 acres (3% of San Martin Planning Area)



# Industrial Use Permit Area

- Make allowance for light industrial uses over and above any allowed in RR base district
- Require use permit, allow only in boundary
- Based on history of established uses of varying nature
- 198 Parcels total; ~370 acres (4.6% of San Martin Planning Area)



## -sm Combining Zone

- Enact -sm zone, Ch. 3.90
- Rezone A1 areas to RR base district
- Retain existing -5ac., -sr or other combining zones
- Add -sm combining zone to parcels in UP Areas; E.g.: A1-5ac. becomes RR-5ac.-sm





# Structure of Ch. 3.90

- Purpose
- Applicability
- Comm'l. Use Permit Area provisions – allowable uses, exclusions, use intensity, & other criteria
- Ind'l. Use Permit Area provisions – allowable uses, use intensity and buffers provisions, & other criteria
- Reference San Martin Integrated Design Plan and Guidelines



# Intent and Future Implications

- Does not amend General Plan or allowable uses, boundaries
- Clarifies what is allowed under GP
- Addresses uses allowed in each UP Area in separate sections, with some exclusions
- Existing permitted and legally-established uses may continue as conforming uses, unless future Zoning or General Plan amendments modify use classifications or allowances

# Questions?

