



87517

DATE: July 27, 2017
TO: Planning Commission
FROM: Bill Shoe, Principal Planner
SUBJECT: San Martin Commercial & Industrial Use Permit Areas Rezoning

RECOMMENDED ACTION

Public hearing to consider amendments to the County of Santa Clara Zoning Ordinance relating to the enactment of the proposed -sm San Martin Use Permit Areas Combining Zoning District, and amendments to the Official Zoning Maps to rezone parcels within the Use Permit Areas to apply the -sm combining zone and change the base zoning district from A1 to RR; Location: Supervisorial District 1; File: 11061-17Z

Possible action:

- a. Forward a favorable or unfavorable recommendation to the Board of Supervisors to approve the use of a prior CEQA document, the 1994 General Plan EIR.
- b. Forward a favorable or unfavorable recommendation to the Board of Supervisors regarding the proposed Zoning Ordinance amendment to enact Chapter 3.90, the -sm San Martin Use Permit Areas Combining District.
- c. Forward a favorable or unfavorable recommendation to the Board of Supervisors regarding the proposed Zoning Map amendments to apply the -sm combining zoning district to the subject properties and change the base zoning district of those properties from A1 to RR.

PROJECT DESCRIPTION

The project consists of (1) a Zoning Ordinance text amendment relating to the enactment of Chapter 3.90, the -sm San Martin Use Permit Areas Combining Zoning District and (2) the rezoning of lands within the San Martin Use Permit Areas to apply the “-sm” combining district designation and to change the base zoning district of lands within the Use Permit Areas from A1, General Use, to RR, Rural Residential. The purpose of these Zoning Ordinance text and map amendment is to achieve conformance with the General Plan. The amendment will provide, by means of the -sm combining district, a set of regulations that more clearly and precisely implements the General Plan policies governing allowable uses within the Use Permit Areas.

Refer to Attachment B for the full text of the proposed Zoning Ordinance amendment and Attachment C for the proposed ordinance amending the Official Zoning Maps.

REASONS FOR RECOMMENDATION

California Environmental Quality Act (CEQA)

The use of a prior CEQA document, the 1994 General Plan Final Environmental Impact Report, addresses land use and development within the rural unincorporated areas, in particular the San Martin Planning Area and related policies governing allowable uses within the Commercial and the Industrial Use Permit Areas. Allowable uses as defined by the policies for the two Use Permit Areas remain the same as reflected in the adopted 1994 General Plan and Land Use Chapter. The proposed –sm San Martin Combining Zoning District and associated rezonings to apply the –sm zone do not alter the allowable uses; rather, they more precisely implement related policies of the County General Plan.

Zoning Ordinance Amendment to Adopt the –sm San Martin Use Permit Areas Combining District and Rezonings to apply the –sm Zone

The General Plan land use designation for privately-owned lands in the San Martin Use Permit Areas is Rural Residential, with the Commercial and Industrial Use Permit Areas serving as an overlay designation with accompanying policies. The San Martin Planning Area policies governing allowable uses within the Commercial and Industrial Use Permit Areas provide for specific types of either commercial or light industrial use within these Use Permit Areas, respectively, in addition to any uses allowed under the Rural Residential general plan designation and its accompanying RR, Rural Residential base zoning district.

Lands with the Commercial and Industrial Use Permit Areas of San Martin as established and defined within the General Plan are currently zoned A1, General Use zoning (base zoning district), with various other combining zones as applicable, including –5ac. (five-acre minimum lot size), –sr (scenic road), and –d1 (design review), which impose additional requirements. The A1 zoning district is a general use district, dating back to the 1937 Zoning Ordinance, and was once applicable to large portions of the unincorporated areas, including southern Santa Clara County. The purpose of the A1 district “...is to provide a flexible base zoning district that allows general residential and agricultural uses, and provides opportunities through the use permit process for other uses and developments that are appropriate for a particular location, consistent with the objectives, goals, and policies of the general plan.” (Zoning Ordinance, Section 2.50.010(A).) All identified uses in the Zoning Ordinance are allowed in A1 zones, subject to a use permit. In addition, residential uses and certain agricultural uses are permitted by right.

Staff recommends that the use of the A1 Zoning District designation for lands within these Use Permit Areas be discontinued and replaced with the RR (Rural Residential) base district and the –sm combining district designation for the following reasons:

1. The application of the A1 Zoning District for properties in these areas is not consistent with the types of uses allowed in the General Plan. Since the A1 Zoning District allows for a far greater range of uses than is actually allowed based on the Rural Residential

designation in the General Plan and adopted San Martin Planning Area policies, it creates confusion for property owners, potential buyers and the general public.

2. The –sm combining district, together with the RR, Rural Residential base zoning district will more precisely implement the General Plan policies for the Commercial and Industrial Use Permit Areas. The specific regulations of the –sm combining district will ensure that the zoning for the Use Permit Areas is consistent with the General Plan and related policies for the Use Permit Areas.

The RR (Rural Residential) zoning designation will match the general plan land use designation of Rural Residential, consistent with the purpose of the RR district.

Findings for Adoption of Zoning Amendments

Pursuant to section 5.75.030 of the Zoning Ordinance, the project is consistent with the goals of the County's General Plan to prescribe allowable land uses and development within the San Martin Planning Area's Commercial and Industrial Use Permit Areas. The project is also consistent with the purposes and requirements of state law for the regulation of land uses, and the –sm combining district does not conflict with or supersede any of the other provisions of the applicable base zoning district to which it is appended. It is furthermore consistent with the purpose and provisions of the Zoning Ordinance, as stated in Section 3.10.010, Chapter 3.10. Lot-Size and Setbacks Combining Districts.

BACKGROUND

Development of Combining Zone

The –sm San Martin Use Permit Areas Combining Zoning District has been developed by County staff over several years in response to challenges associated with the A1 district and consistent misunderstandings by property owners and others resulting from the A1 district use regulation tables. The implementation of the proposed –sm combining district has been discussed with the San Martin community since 2016.

Previous Reviews

The San Martin Planning Advisory Committee (SMPAC) and Planning Commission received an introductory report and presentation at their June 21, 2017, and June 22, 2017 meetings, respectively. The draft ordinance and the content of the proposed –sm zone will be presented to SMPAC on July 26, 2017 and the Planning Commission on July 27, 2017.

Public Outreach and Comments

Public notice for the proposed project includes all lands within the Use Permit Area and all those properties within 300 feet of any property located within the Use Permit Areas. An informational mailer in English and in Spanish was developed and mailed to the property owners of lands within the Use Permit Areas. The Department of Planning and Development website also contains a webpage with additional information about the project.


The SMPAC and San Martin Neighborhood Alliance (SMNA) have been notified of the project. The Department offered to present the proposal at the SMNA regular meeting on


July 20, 2017; however, that date has been devoted to discussions regarding the California High Speed Rail project.

Planning Commission Review and Next Steps

If the Planning Commission takes an action to forward a recommendation to the Board of Supervisors at its July 27, 2017 meeting, staff will begin the process of scheduling for the Board and preparing the accompanying transmittals for Board consideration and possible adoption in September 2017.

STAFF REPORT REVIEW

Prepared by: Bill Shoe, Principal Planner/Zoning Administrator; 408-299-5749;
bill.shoe@pln.sccgov.org 

Approved by: Rob Eastwood, Planning Manager; 408-299-5792;
rob.eastwood@pln.sccgov.org 

ATTACHMENTS:

- Attachment A: Use of Prior CEQA Document (PDF)
- Attachment B: -sm San Martin Use Permit Areas Combining District Ord 7-18-17 (PDF)
- Attachment C: Proposed Zoning Ordinance Rezoning Use Permit Areas (PDF)
- Attachment D1: San Martin Info Mailer -sm Zoning English (PDF)
- Attachment D2 - San Martin Info Mailer -sm Zoning - Spanish (PDF)

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110



	Administration	Development Services	Fire Marshal	Planning
Phone:	(408) 299-6740	(408) 299-5700	(408) 299-5760	(408) 299-57
Fax:	(408) 299-6757	(408) 279-8537	(408) 287-9308	(408) 288-9198

USE OF A PRIOR CEQA DOCUMENT PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR)

Pursuant to Section 15162 of the CEQA Guidelines, the County of Santa Clara has determined that the project described below is pursuant to or in furtherance of a n Environmental Impact Report which has been previously adopted and does not involve new significant impacts beyond those analyzed in the previous Environmental Impact Report.

previous Environmental Impact Report.		
File Number	APN(s)	Date
11061-17Z	N/A	7/19/2017
Project Name	Project Type	
San Martin Use Permit Areas Rezoning	Zoning Amendments	
Owner	Applicant	
N/A	County of Santa Clara	
Project Location		
San Martin Commercial and Industrial Use Permit Areas		
Project Description		
Zoning amendments to enact the –sm San Martin Use Permit Areas Combining District and rezoning to apply the –sm zone to the subject parcels and change the base zoning district from A1 to RR, Rural Residential.		
Background and Summary of Findings		

Per the California Environmental Quality Act (CEQA) of 1970 (as amended), all projects and permits processed by the County Planning Office which require discretionary approval are subject to environmental review. A new Negative Declaration or EIR is not required if a previous CEQA document has been prepared and adopted or certified which adequately address all the possible environmental impacts of the proposed project and (a) no substantial changes are proposed in the project which will result in new significant environmental effects, (b) no substantial changes have occurred with respect to the circumstances under which will result in the identification of new significant impacts, or (c) no new information is available which shows that the project will have new significant impacts or mitigation measures and alternatives which were previously found to be infeasible would now in fact be feasible (CEQA Guidelines 15162).

The Planning Office evaluated the project described above and has determined that none of the circumstances exist which would require additional environmental review. As such the environmental impacts of the project have been adequately evaluated in the Environmental Impact Report adopted by the Board of Supervisors on December 20, 1994 for the project entitled “Santa Clara County General Plan” and that no further environmental review is required under the California Environmental Quality Act.

Approved by:
Bill Shoe, Principal Planner


Signature

7-19-17
Date

**AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CLARA
AMENDING APPENDIX I, ZONING,
OF THE SANTA CLARA ORDINANCE CODE
TO ADD CHAPTER 3.90 OF ARTICLE 3 AND ADD THE –sm SAN MARTIN
USE PERMIT AREAS
COMBINING DISTRICT**

SUMMARY

This ordinance amends Article 3 of Appendix I, Zoning, of the Santa Clara Ordinance Code by adding Chapter 3.90 and enacting the –sm San Martin Use Permit Areas Combining District.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CLARA
ORDAINS AS FOLLOWS:**

SECTION 1: Chapter 3.90, -sm San Martin Use Permit Areas Combining District is enacted to read as follows:

**CHAPTER 3.90 –sm SAN MARTIN USE PERMIT AREAS
COMBINING DISTRICT**

Sections

3.90.010	Purpose
3.90.020	Applicability
3.90.030	Commercial Use Permit Area
3.90.040	Industrial Use Permit Area
3.90.050	San Martin Integrated Design Plan

3.90.010 Purpose

The purpose of the –sm San Martin Use Permit Areas combining district is to allow for non-residential uses and development within the defined boundaries of the San Martin Commercial Use Permit Area and the San Martin Industrial Use Permit Area, consistent with the applicable policies of the Land Use Chapter of the General Plan for the San Martin Planning Area.

Within the San Martin Commercial Use Permit Area as established and defined by the General Plan and as depicted herein, the –sm combining zone permits commercial uses

that are not otherwise allowed by the provisions of the applicable base zoning district, in order to achieve the purposes of the General Plan.

Within the San Martin Industrial Use Permit Area as established and defined by the General Plan and as depicted herein, the -sm combining zone permits light industrial uses that are not otherwise permitted by the applicable base zoning district, in order to achieve the purposes of the General Plan.

3.90.020 Applicability

The area-specific provisions established in this chapter shall apply as indicated by the designator “-sm” added to the base zoning designation and shall supersede any conflicting use regulations of the applicable base zoning district.

3.90.030 Commercial Use Permit Area

The provisions of this section shall apply to lands within the San Martin Commercial Use Permit Area as established and defined in the Land Use Chapter of the General Plan and as shown herein on Figure 3.90-1.

- A. **Allowable Uses and Permitting Requirements.** Within the San Martin Commercial Use Permit Area, new or significantly expanded commercial uses not otherwise provided for in the applicable base zoning district may be allowed, subject to obtaining a use permit and architecture and site approval. Commercial uses mean any non-residential use defined in Section 2.10.040 having the parenthetical classification of Commercial that is not already a permissible use in the base zoning district, except that Billboards, Entertainment – Seasonal Outdoor, Hotels & Motels, and Laundries-Industrial, as defined in Section 2.10.040, are prohibited.
- B. **Use Intensity.** Newly proposed or expanded commercial uses within the Commercial Use Permit area shall be evaluated through the use permit and architecture and site approval processes for their appropriate size, scale and intensity to qualify as a local-serving use, pursuant to the provisions of General Plan Policy R-LU 127 and Section 2.20.090, except for properties in the Commercial Use Permit Area east of Murphy Avenue and adjacent to the San Martin Avenue/Highway 101 freeway interchange, on which uses shall not be limited to those defined as local-serving in terms of size, scale and intensity.
- C. **Other Criteria.** Newly proposed or expanded commercial uses within the Commercial Use Permit area shall comply with all applicable General Plan policies, including but not limited to policies R-LU 124 through R-LU 131.

3.90.040 Industrial Use Permit Area

The provisions of this section shall apply to lands within the San Martin Industrial Use Permit Area as established and defined in the Land Use Chapter of the General Plan and as shown herein on Figure 3.90-2.

- A. **Allowable Uses and Permitting Requirements.** Within the San Martin Industrial Use Permit Area, new or significantly expanded light industrial uses not otherwise provided for in the applicable base zoning district may be allowed, subject to obtaining a use permit and architecture and site approval. Industrial uses mean any non-residential use defined in Section 2.10.040 having the parenthetical classification of Industrial that is not already a permissible use in the base zoning district, except that Butcheries, Laundries-Industrial, Manufacturing/Industry-Intensive, Petroleum Products Distribution, and Recycling Facilities, as defined in Section 2.10.040, shall be prohibited.
- B. **Use Intensity.** Newly proposed light industrial uses within the Industrial Use Permit area shall be evaluated through the use permit and architecture and site approval processes for potential impacts to adjacent properties and the community. Where necessary, additional setbacks and buffer areas may be required to minimize potential impacts from industrial uses and provide sufficient separation between any use of land or buildings associated with the industrial use and any adjoining parcel.
- C. **Other Criteria.** Newly proposed or expanded industrial uses within the Commercial Use Permit area shall also comply with all applicable General Plan policies, including but not limited to policies R-LU 120 through R-LU 123.

3.90.050 San Martin Integrated Design Plan.

All new uses established pursuant to the provisions of the –sm combining zoning district shall conform to the requirements of the San Martin Integrated Design Plan and Guidelines.

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PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California on _____ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

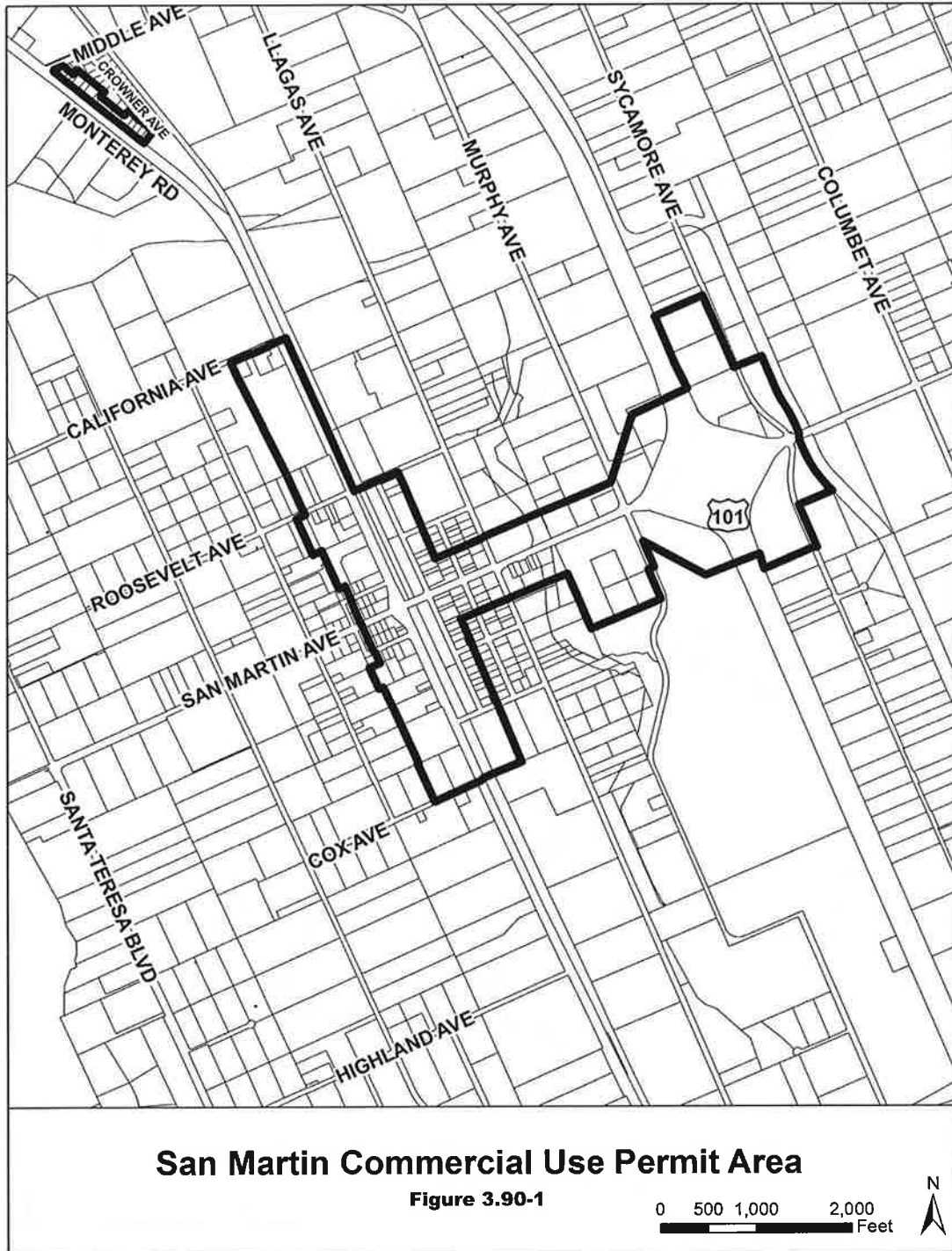
Dave Cortese, President
Board of Supervisors

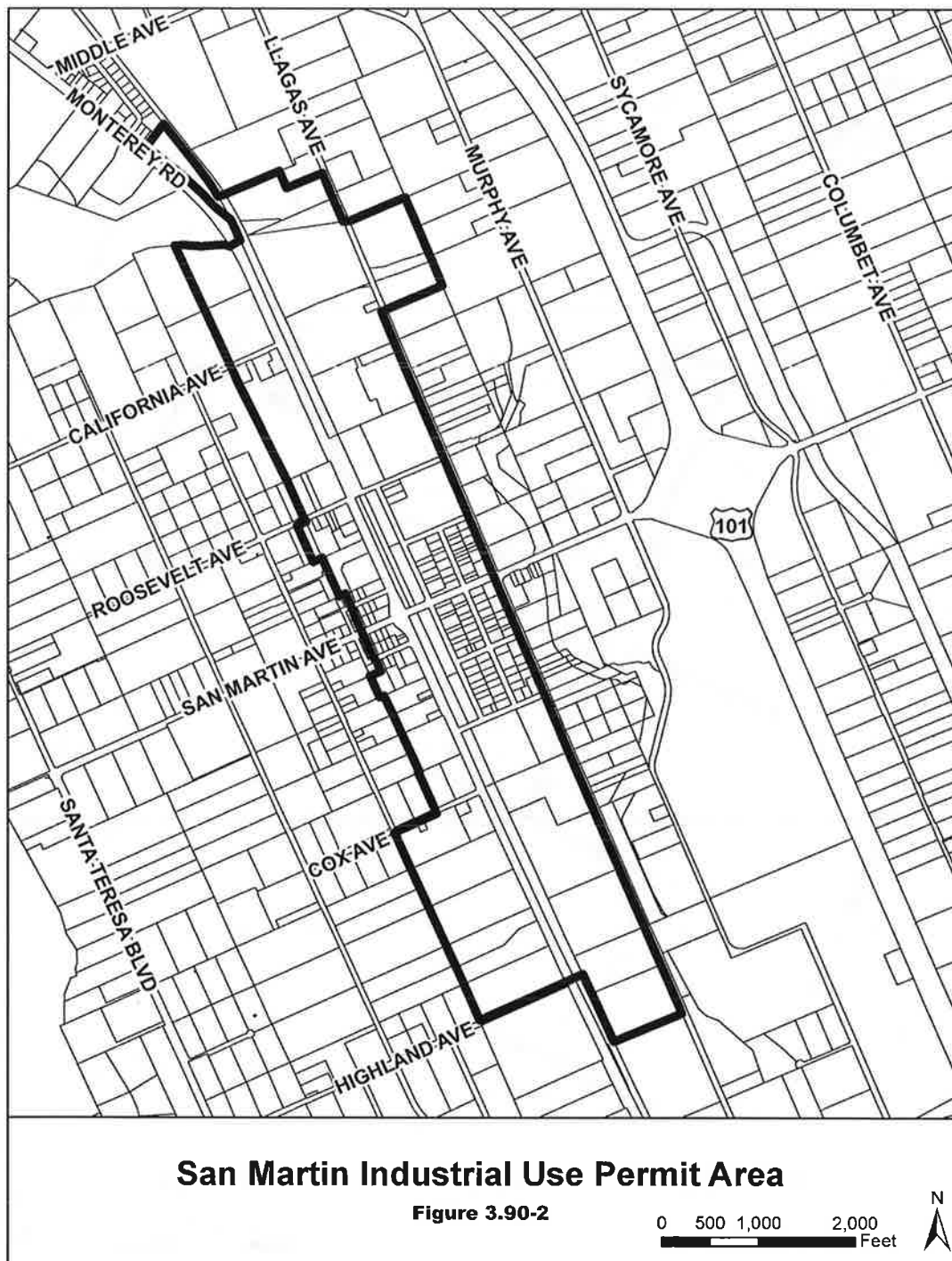
ATTEST:

Megan Doyle
Clerk of the Board of Supervisors

APPROVED AS TO FORM AND LEGALITY:

Elizabeth Pianca
Lead Deputy County Counsel





**AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CLARA
AMENDING THE OFFICIAL ZONING MAPS,
PURSUANT TO SECTION 1.20.060 OF APPENDIX I, ZONING,
OF THE SANTA CLARA ORDINANCE CODE
TO APPLY THE –sm SAN MARTIN USE PERMIT AREAS
COMBINING ZONING DISTRICT DESIGNATION AND TO
CHANGE THE BASE ZONING DISTRICT OF
THE SUBJECT PARCELS FROM A1 TO RR**

SUMMARY

This ordinance amends Appendix I, Zoning, of the Santa Clara Ordinance Code to apply the –sm San Martin Use Permit Areas Combining District designation to the Official Zoning Maps, and change the base zoning district applicable to the subject properties from A1, General Use Zoning District to RR, Rural Residential.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CLARA
ORDAINS AS FOLLOWS:**

SECTION 1: The parcels located entirely or partially within the San Martin Commercial and Industrial Use Permit Areas depicted on Exhibit 1: List of Subject Parcels by APN, and on Exhibit 2: Map of Subject Parcels, attached hereto and incorporated herein, are hereby rezoned to apply the “–sm” designator and change the existing base zoning district from A1 and A to RR, Rural Residential, as indicated on Exhibit 1, and, the official zoning maps maintained pursuant to Section 1.20.020 of Chapter 1.20, Article 1 of Appendix I, Zoning, of the County of Santa Clara Ordinance Code, are amended to reflect this rezoning.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara,
State of California on _____ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dave Cortese, President
Board of Supervisors

ATTEST:

Megan Doyle
Clerk of the Board of Supervisors

APPROVED AS TO FORM AND LEGALITY:

Lizanne Reynolds
Deputy County Counsel

Parcels Entirely Within San Martin Use Permit Areas

APN	Current Zoning	Proposed Zoning
77909001	A1-5Ac	RR-5Ac-sm
77909003	A1-5Ac	RR-5Ac-sm
77909004	A1-5Ac	RR-5Ac-sm
77909005	A1-5Ac	RR-5Ac-sm
77909011	A1-5Ac	RR-5Ac-sm
77909014	A1-5Ac	RR-5Ac-sm
77909015	A1-5Ac	RR-5Ac-sm
77909016	A1-5Ac	RR-5Ac-sm
77909017	A1-5Ac	RR-5Ac-sm
77909024	A1-5Ac	RR-5Ac-sm
77909025	A1-5Ac	RR-5Ac-sm
77909026	A1-5Ac	RR-5Ac-sm
77909027	A1-5Ac	RR-5Ac-sm
77909028	A1-5Ac	RR-5Ac-sm
77909029	A1-5Ac	RR-5Ac-sm
77909030	A1-5Ac	RR-5Ac-sm
77909031	A1-5Ac	RR-5Ac-sm
77909043	A1-5Ac	RR-5Ac-sm
77909044	A1-5Ac	RR-5Ac-sm
77909045	A1-5Ac	RR-5Ac-sm
77909046	A1-5Ac	RR-5Ac-sm
77909047	A1-5Ac	RR-5Ac-sm
77909048	A1-5Ac	RR-5Ac-sm
77909060	A1-5Ac	RR-5Ac-sm
77909062	A1-5Ac	RR-5Ac-sm
77909063	A1-5Ac	RR-5Ac-sm
77909072	A1-5Ac	RR-5Ac-sm
77909073	A1-5Ac	RR-5Ac-sm
77909076	A1-5Ac	RR-5Ac-sm
77909077	A1-5Ac	RR-5Ac-sm
77910004	A1-5Ac	RR-5Ac-sm
77910005	A1-5Ac	RR-5Ac-sm
77910006	A1-5Ac	RR-5Ac-sm
77910007	A1-5Ac	RR-5Ac-sm
77910008	A1-5Ac	RR-5Ac-sm
77910009	A1-5Ac	RR-5Ac-sm
77910010	A1-5Ac	RR-5Ac-sm
77910013	A1-5Ac	RR-5Ac-sm
77910015	A1-5Ac	RR-5Ac-sm
77910016	A1-5Ac	RR-5Ac-sm
77910017	A1-5Ac	RR-5Ac-sm
77910018	A1-5Ac	RR-5Ac-sm
77910021	A1-5Ac	RR-5Ac-sm
77910022	A1-5Ac	RR-5Ac-sm
77910023	A1-5Ac	RR-5Ac-sm
77910040	A1-5Ac	RR-5Ac-sm
77910041	A1-5Ac	RR-5Ac-sm

APN	Current Zoning	Proposed Zoning
77910042	A1-5Ac	RR-5Ac-sm
77910043	A1-5Ac	RR-5Ac-sm
77910044	A1-5Ac	RR-5Ac-sm
77910045	A1-5Ac	RR-5Ac-sm
77910048	A1-5Ac	RR-5Ac-sm
77910055	A1-5Ac	RR-5Ac-sm
77910056	A1-5Ac	RR-5Ac-sm
77910059	A1-5Ac	RR-5Ac-sm
77910060	A1-5Ac	RR-5Ac-sm
77913003	A1-5Ac	RR-5Ac-sm
77913005	A1-5Ac	RR-5Ac-sm
77913017	A1-5Ac	RR-5Ac-sm
77913018	A1-5Ac	RR-5Ac-sm
77913019	A1-5Ac	RR-5Ac-sm
77913020	A1-5Ac	RR-5Ac-sm
77913031	A1-5Ac	RR-5Ac-sm
77913032	A1-5Ac	RR-5Ac-sm
77913035	A1-5Ac	RR-5Ac-sm
82501001	A1-5Ac	RR-5Ac-sm
82501002	A1-5Ac	RR-5Ac-sm
82501007	A1-5Ac	RR-5Ac-sm
82501013	A1-5Ac	RR-5Ac-sm
82501014	A1-5Ac	RR-5Ac-sm
82501017	A1-5Ac	RR-5Ac-sm
82501018	A1-5Ac	RR-5Ac-sm
82502001	A1-5Ac	RR-5Ac-sm
82502002	A1-5Ac	RR-5Ac-sm
82502003	A1-5Ac	RR-5Ac-sm
82502004	A1-5Ac	RR-5Ac-sm
82502005	A1-5Ac	RR-5Ac-sm
82502006	A1-5Ac	RR-5Ac-sm
82502007	A1-5Ac	RR-5Ac-sm
82502008	A1-5Ac	RR-5Ac-sm
82502009	A1-5Ac	RR-5Ac-sm
82502013	A1-5Ac	RR-5Ac-sm
82502014	A1-5Ac	RR-5Ac-sm
82502015	A1-5Ac	RR-5Ac-sm
82502016	A1-5Ac	RR-5Ac-sm
82502017	A1-5Ac	RR-5Ac-sm
82502018	A1-5Ac	RR-5Ac-sm
82502019	A1-5Ac	RR-5Ac-sm
82502020	A1-5Ac	RR-5Ac-sm
82502021	A1-5Ac	RR-5Ac-sm
82502022	A1-5Ac	RR-5Ac-sm
82502024	A1-5Ac	RR-5Ac-sm
82502025	A1-5Ac	RR-5Ac-sm
82502026	A1-5Ac	RR-5Ac-sm

APN	Current Zoning	Proposed Zoning
82502029	A1-5Ac	RR-5Ac-sm
82502030	A1-5Ac	RR-5Ac-sm
82502033	A1-5Ac	RR-5Ac-sm
82502034	A1-5Ac	RR-5Ac-sm
82502035	A1-5Ac	RR-5Ac-sm
82502036	A1-5Ac	RR-5Ac-sm
82502037	A1-5Ac	RR-5Ac-sm
82502038	A1-5Ac	RR-5Ac-sm
82502039	A1-5Ac	RR-5Ac-sm
82502040	A1-5Ac	RR-5Ac-sm
82502041	A1-5Ac	RR-5Ac-sm
82502042	A1-5Ac	RR-5Ac-sm
82502043	A1-5Ac	RR-5Ac-sm
82502044	A1-5Ac	RR-5Ac-sm
82502045	A1-5Ac	RR-5Ac-sm
82502046	A1-5Ac	RR-5Ac-sm
82502047	A1-5Ac	RR-5Ac-sm
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82502052	A1-5Ac	RR-5Ac-sm
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82502069	A1-5Ac	RR-5Ac-sm
82502070	A1-5Ac	RR-5Ac-sm
82502071	A1-5Ac	RR-5Ac-sm
82502072	A1-5Ac	RR-5Ac-sm
82502073	A1-5Ac	RR-5Ac-sm
82502074	A1-5Ac	RR-5Ac-sm
82502075	A1-5Ac	RR-5Ac-sm
82502076	A1-5Ac	RR-5Ac-sm
82502077	A1-5Ac	RR-5Ac-sm

Exhibit 1 - List of Subject Parcels

Parcels Entirely Within San Martin Use Permit Areas

APN	Current Zoning	Proposed Zoning
82502078	A1-5Ac	RR-5Ac-sm
82502079	A1-5Ac	RR-5Ac-sm
82502082	A1-5Ac	RR-5Ac-sm
82502086	A1-5Ac	RR-5Ac-sm
82502087	A1-5Ac	RR-5Ac-sm
82502088	A1-5Ac	RR-5Ac-sm
82502089	A1-5Ac	RR-5Ac-sm
82502091	A1-5Ac	RR-5Ac-sm
82502093	A1-5Ac	RR-5Ac-sm
82502094	A1-5Ac	RR-5Ac-sm
82502095	A1-5Ac	RR-5Ac-sm
82502096	A1-5Ac	RR-5Ac-sm
82502099	A1-5Ac	RR-5Ac-sm
82502100	A1-5Ac	RR-5Ac-sm
82502101	A1-5Ac	RR-5Ac-sm
82502102	A1-5Ac	RR-5Ac-sm
82502103	A1-5Ac	RR-5Ac-sm
82502104	A1-5Ac	RR-5Ac-sm
82502105	A1-5Ac	RR-5Ac-sm
82502113	A1-5Ac	RR-5Ac-sm
82502114	A1-5Ac	RR-5Ac-sm
82502115	A1-5Ac	RR-5Ac-sm
82502116	A1-5Ac	RR-5Ac-sm
82502117	A1-5Ac	RR-5Ac-sm
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82502121	A1-5Ac	RR-5Ac-sm
82502122	A1-5Ac	RR-5Ac-sm
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82502137	A1-5Ac	RR-5Ac-sm
82502138	A1-5Ac	RR-5Ac-sm
82502139	A1-5Ac	RR-5Ac-sm
82502140	A1-5Ac	RR-5Ac-sm
82502141	A1-5Ac	RR-5Ac-sm
82502142	A1-5Ac	RR-5Ac-sm
82503001	A1-5Ac	RR-5Ac-sm
82503002	A1-5Ac	RR-5Ac-sm
82503004	A1-5Ac	RR-5Ac-sm
82503006	A1-5Ac	RR-5Ac-sm
82503007	A1-5Ac	RR-5Ac-sm
82503009	A1-5Ac	RR-5Ac-sm
82503010	A1-5Ac	RR-5Ac-sm
82503011	A1-5Ac	RR-5Ac-sm
82503012	A1-5Ac	RR-5Ac-sm
82504010	A1-5Ac	RR-5Ac-sm
82504014	A1-5Ac	RR-5Ac-sm

APN	Current Zoning	Proposed Zoning
82504015	A1-5Ac	RR-5Ac-sm
82505001	A1-5Ac	RR-5Ac-sm
82505003	A1-5Ac	RR-5Ac-sm
82505019	A1-5Ac	RR-5Ac-sm
82505020	A1-5Ac	RR-5Ac-sm
82505022	A1-5Ac	RR-5Ac-sm
82505024	A1-5Ac	RR-5Ac-sm
82505025	A1-5Ac	RR-5Ac-sm
82505026	A1-5Ac	RR-5Ac-sm
82505027	A1-5Ac	RR-5Ac-sm
82505028	A1-5Ac	RR-5Ac-sm
82505032	A1-5Ac	RR-5Ac-sm
82505035	A1-5Ac	RR-5Ac-sm
82505036	A1-5Ac	RR-5Ac-sm
82508050	A1-5Ac	RR-5Ac-sm
82509034	A1-5Ac	RR-5Ac-sm
82509036	A1-5Ac+sr	RR-5Ac+sr-sm
82509052	A1-5Ac+sr	RR-5Ac+sr-sm
82509067	A1-5Ac+sr	RR-5Ac+sr-sm
82509077	A1-5Ac	RR-5Ac-sm
82509078	A1-5Ac	RR-5Ac-sm
82509083	A1-5Ac	RR-5Ac-sm
82514049	A1-5Ac+sr	RR-5Ac+sr-sm
82514050	A1-5Ac+sr	RR-5Ac+sr-sm
82514051	A1-5Ac+sr	RR-5Ac+sr-sm
82514052	A1-5Ac+sr	RR-5Ac+sr-sm
82514053	A1-5Ac+sr	RR-5Ac+sr-sm
82537027	A1-5Ac	RR-5Ac-sm
82537028	A1-5Ac	RR-5Ac-sm
82537030	A1-5Ac	RR-5Ac-sm
82537031	A1-5Ac	RR-5Ac-sm
82537032	A1-5Ac	RR-5Ac-sm
82537035	A1-5Ac	RR-5Ac-sm
82537036	A1-5Ac	RR-5Ac-sm
82537039	A1-5Ac+sr	RR-5Ac+sr-sm
82537047	A1-5Ac	RR-5Ac-sm
82537052	A1-5Ac	RR-5Ac-sm
82537076	A1-5Ac	RR-5Ac-sm
82537077	A1-5Ac	RR-5Ac-sm
82537082	A1-5Ac+sr	RR-5Ac+sr-sm
82537083	A1-5Ac+sr	RR-5Ac+sr-sm
82538006	A1-5Ac+sr	RR-5Ac+sr-sm
82538016	A1-5Ac+sr	RR-5Ac+sr-sm

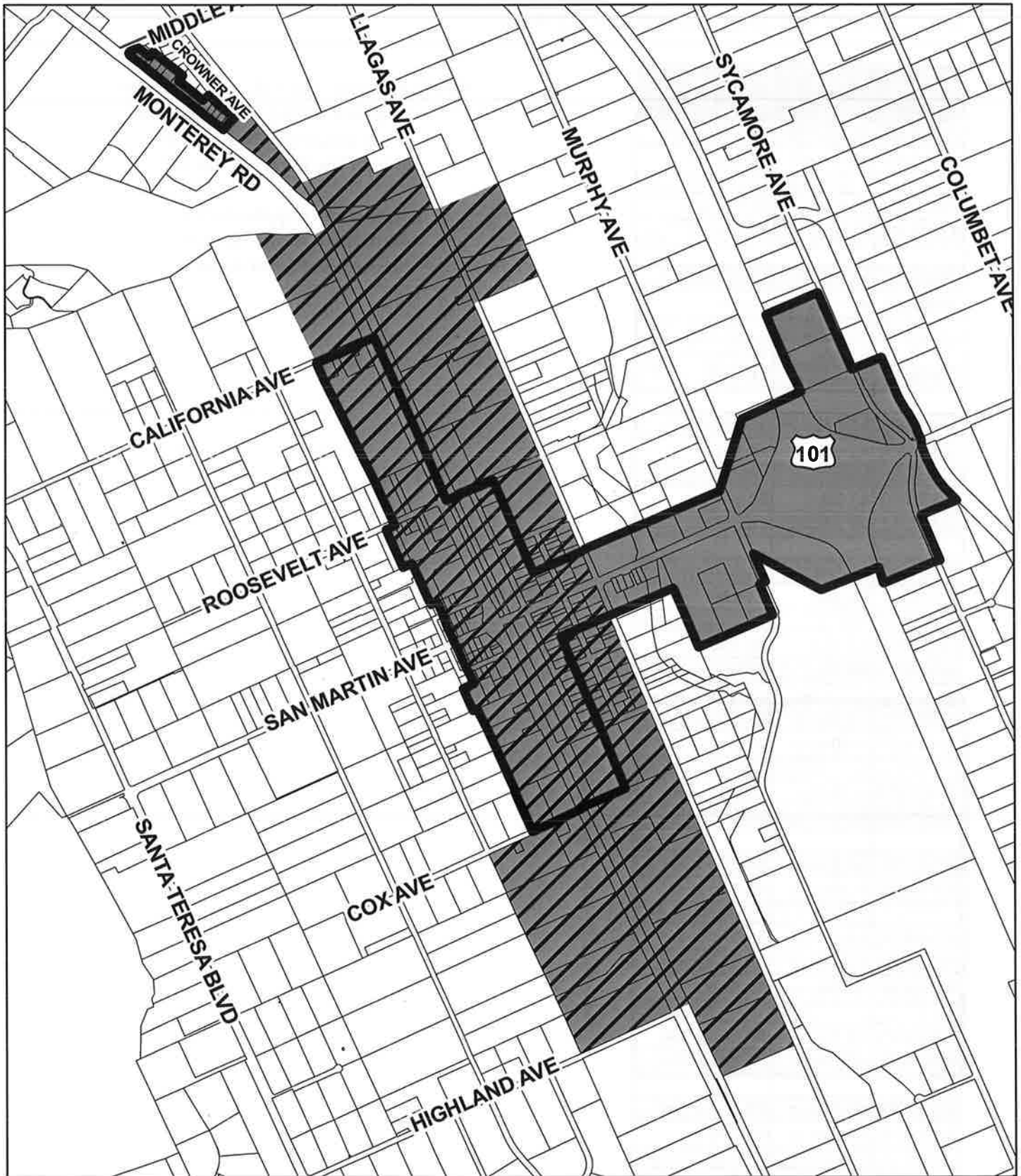
Parcels Partially Within San Martin Use Permit Areas




APN	Current Zoning	Proposed Zoning
77906002	A1-5Ac-d1	RR-5Ac-d1-sm
77906002	RR-5Ac-d1	RR-5Ac-d1
77906003	A1-5Ac	RR-5Ac-sm
77906003	RR-5Ac	RR-5Ac
77909061	A1-5Ac	RR-5Ac-sm
77909061	RR-5Ac	RR-5Ac
77910020	A1-5Ac	RR-5Ac-sm
77910020	RR-5Ac	RR-5Ac
82503008	A1-5Ac	RR-5Ac-sm
82503008	A1-5Ac	RR-5Ac
82501012	A1-5Ac	RR-5Ac-sm
82501012	RR-5Ac	RR-5Ac
82505021	A1-5Ac	RR-5Ac-sm
82505021	RR-5Ac	RR-5Ac
82508055	A1-5Ac	RR-5Ac-sm
82508055	RR-5Ac	RR-5Ac
82509056	A1-5Ac-sr	RR-5Ac-sr-sm
82509056	A-20Ac-sr	RR-5Ac-sr-sm
82509065	A-20Ac-sr	RR-5Ac-sr-sm
82509065	A-20Ac-sr	RR-5Ac-sr
82509066	A1-5Ac-sr	RR-5Ac-sr-sm
82509066	A-20Ac-sr	RR-5Ac-sr-sm
82509068	A1-5Ac-sr	RR-5Ac-sr-sm
82509068	A-20Ac-sr	RR-5Ac-sr-sm
82509068	A-20Ac-sr	RR-5Ac-sr
82510075	A1-5Ac-sr	RR-5Ac-sr-sm
82510075	A-20Ac-sr	RR-5Ac-sr-sm
82514056	A1-5Ac-sr	RR-5Ac-sr-sm
82514056	RR-5Ac-sr	RR-5Ac-sr
82537033	A1-5Ac	RR-5Ac-sm
82537033	RR-5Ac	RR-5Ac

Parcels in this box
are owned by Santa Clara County

NOTE: First entry for each APN indicates proposed zoning for the portion of the property within the San Martin Use Permit Areas only.

Second entry applies to the portion not within the San Martin Use Permit Areas.



-  Affected Parcels
-  Commercial Use Permit Area
-  Industrial Use Permit Area

San Martin Commercial and Industrial Use Permit Areas

Exhibit 2 - Map of Subject Parcels

0 500 1,000 2,000 Feet



Dear Resident/Property Owner:

Introduction

You are receiving this informational mailer as a property owner of land within areas of San Martin defined as the Commercial and Industrial Use Permit Areas. These Use Permit Areas allow commercial and light industrial uses in accord with the General Plan. The purpose to inform you of a proposed change to the zoning districts applicable within the two Use Permit Areas. The map diagram on the reverse indicates the lands within the affected parcels and the Commercial and Industrial Use Permit Areas.

What are the Proposed Zone Changes?

The proposed changes for the Use Permit Areas are: (a) to eliminate the use of the A1, General Use Zoning District as the base zoning district; and (b) to create a new overlay or “-sm combining district” to be applied to all properties or portions thereof within the Commercial and Industrial Use Permit Areas. For example, the typical zoning for a property would change from A1-5ac. to RR-5ac.-sm.

Why is the Change Being Proposed?

There are several reasons for the proposed change.

1. The A1 Zoning District is overly broad and misleading. Its use regulations appear to indicate that all possible uses of land are allowed, which conflicts with the specific purposes of the Use Permit Areas as defined by the General Plan.
2. The continued use of the A1 Zone is outdated and creates confusion and problems for property owners, buyers, and the general public. The best approach is to use a combining zone (the “-sm”) that corresponds to and implements the policies of the General Plan for all lands in the Use Permit Areas.
3. The standard zoning district that applies to areas with the Rural Residential General Plan designation is RR, Rural Residential zoning, not A1. The proposed zoning changes would replace the A1 zone with RR, such that a property with A1-5ac. zoning today would become RR-5ac.-sm.

Does the Zoning Affect Allowable Uses of Land?

No. The proposed zoning change does not amend the General Plan or affect allowable uses of land within the Use Permit Areas as presently defined by the General Plan.

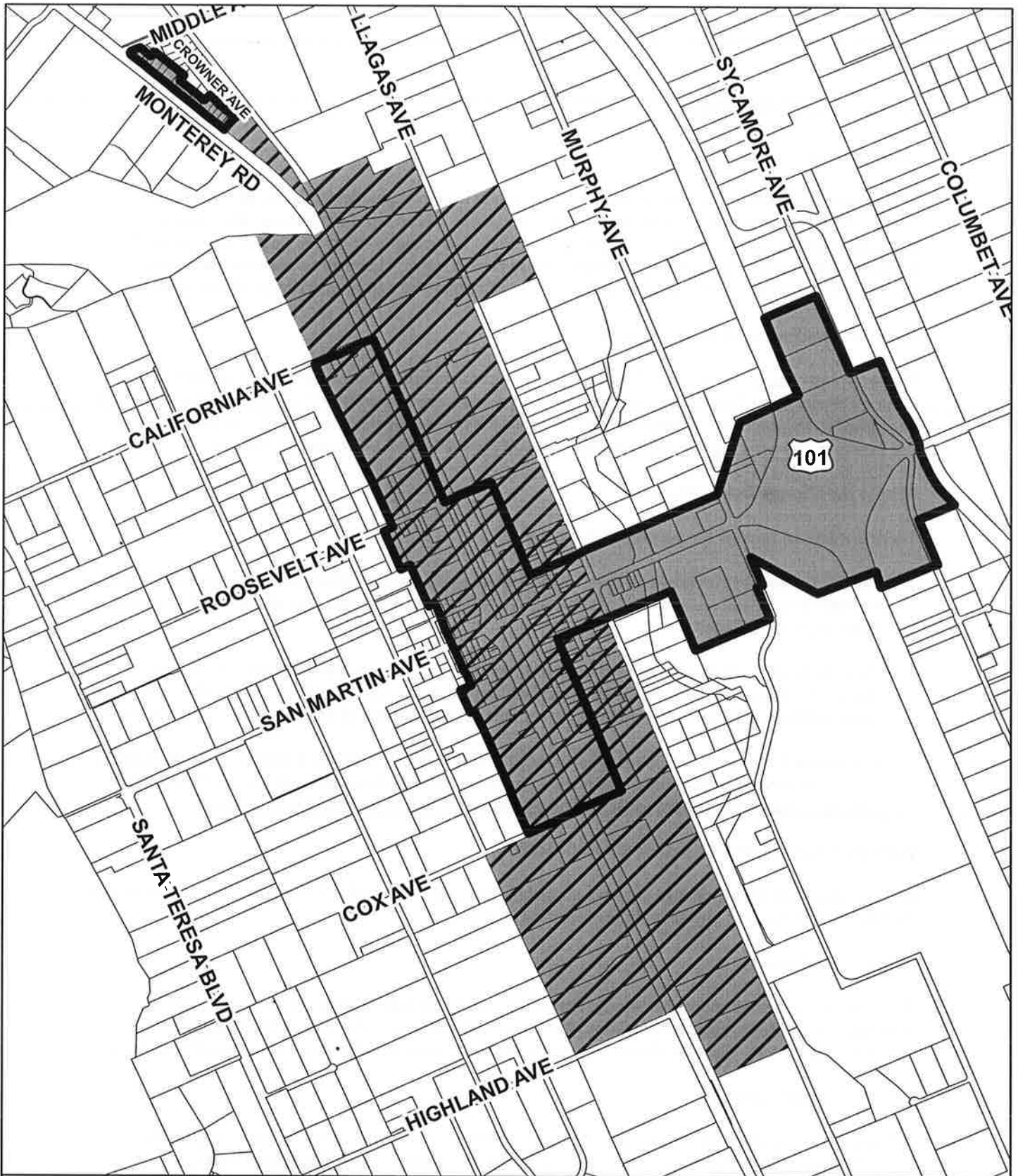
What is the Process?

The process for considering and adopting changes to zoning includes Planning Commission public hearing(s) to provide a recommendation to the Board of Supervisors, and at least one hearing by the Board of Supervisors. The San Martin Planning Advisory Committee also provides a recommendation.




For More Information

For more information, please visit the website about this project [<https://www.sccgov.org/sites/dpd/PlansOrdinances/Studies/Pages/SMRezoning.aspx>], or contact Bill Shoe, Principal Planner, at bill.shoe@pln.sccgov.org, or by phone at 408-299-5749.

Map on reverse



San Martin Commercial and Industrial Use Permit Areas

-  Affected Parcels
-  Commercial Use Permit Area
-  Industrial Use Permit Area

0 500 1,000 2,000
Feet



Estimado residente/dueño propietario

Introducción

El Condado de Santa Clara preparó este boletín informativo para informar a los dueños de terrenos dentro de las áreas de San Martín, definidas como áreas con permisos de uso comercial e industrial ligero. Estas áreas son permitidas para uso comercial e industrial ligero de acuerdo con el plan general del Condado de Santa Clara. El propósito de este boletín es para anunciar los cambios propuestos aplicables a los distritos de zonificación entre las dos áreas que requieren permiso de uso. Los terrenos que serán afectados por estas nuevas implementaciones se muestran en el mapa al reverso.

¿Cuáles son los cambios propuestos a la zona?

Los cambios propuestos para las áreas con permiso de uso son: (a) eliminar el uso de A1, del plan general del distrito de zonificación como el base de zonificación; y (b) crear un nuevo cubrimiento o “-sm distrito combinado” para ser aplicado a todas las propiedades o porciones de terrenos dentro la zonas comercial e industrial ligera con permiso de uso. Por ejemplo, la zonificación típica cambiaría de A1-5ac a RR-5ac.-sm

¿Porque se están proponiendo estos cambios?

Hay varias razones por las cuales se están proponiendo estos cambios.

1. El distrito de zona A1 es muy amplio y complicado de entender. Las regulaciones de uso parecen indicar que los terrenos pueden ser usados para cualquier uso, esto crea un conflicto con el objetivo específico de las áreas con permiso de uso definido en el plan general.
2. El continuo uso de la zona A1 es anticuado y crea confusión y causa problemas para los dueños de la propiedad, compradores, y el público. Es mejor usar una combinación de zonas (el “-sm”) que corresponda e implementación de las pólizas del Plan General para todos los terrenos dentro de las áreas con permiso de uso.
3. La zonificación estándar que aplica a las áreas que cubre el Plan General Rural Residencial es RR, zonificación Rural Residencial, no A1. Los cambios propuestos a la zonificación reemplazará la zona A1 con RR, tal propiedad con zona A1-5ac hasta ahora se convertirá a RR-5ac.-sm

¿La zonificación afectara los usos del terreno?

No. Los cambios propuestos a la zonificación no enmiendan el Plan General o los usos permisibles del terreno dentro las áreas con permiso de usos definidos hasta ahora por el Plan General

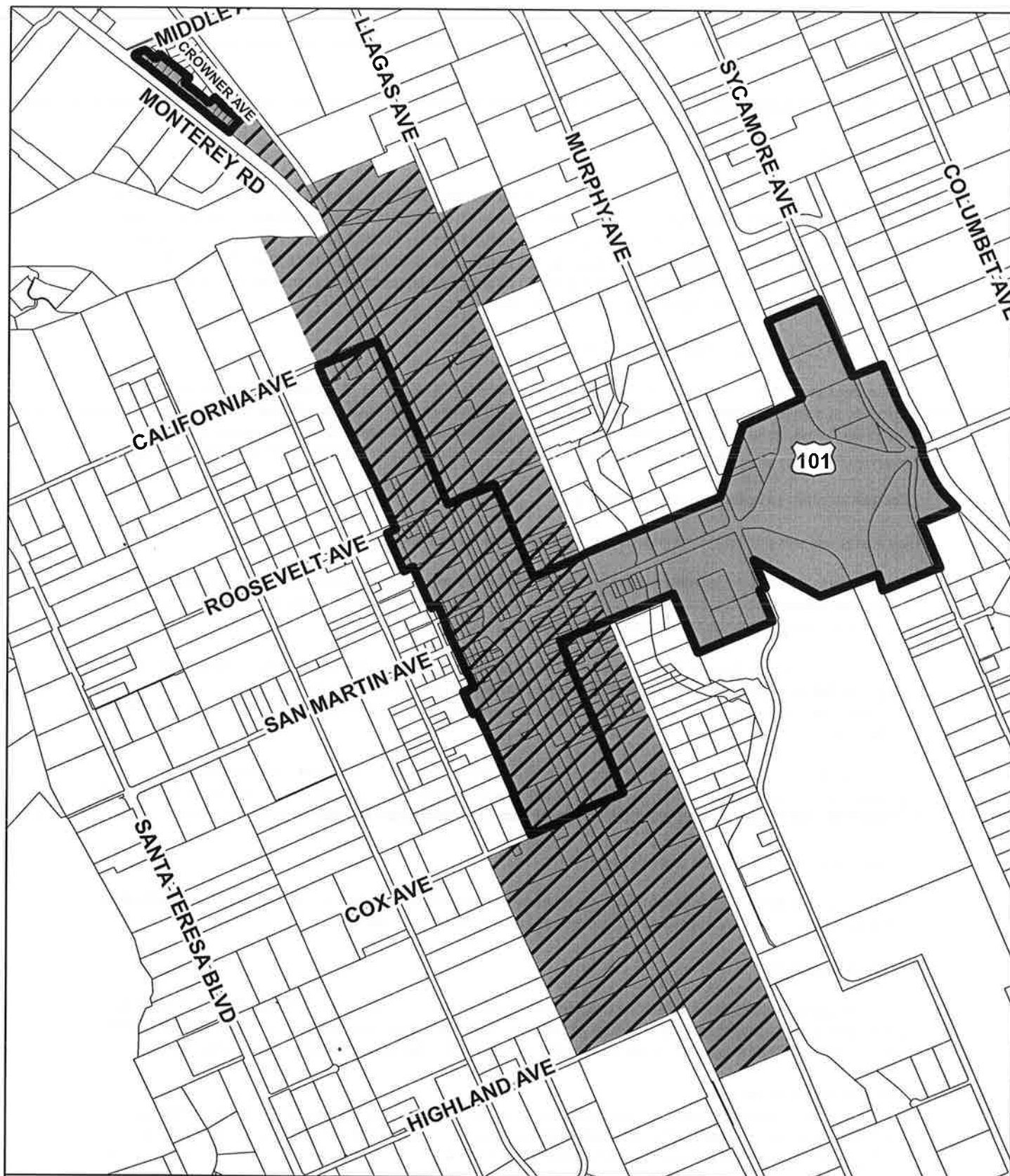
¿Cuál es el proceso?




El proceso para considerar y adoptar los cambios de zonificación incluyen Comisiones de Planeación públicas para presentar recomendaciones al Consejo de Supervisores, y por lo menos una audiencia por el Consejo de Supervisores. El Comité Consultivo de Planeación de San Martín también proveerá recomendaciones.

Para más información

Favor de visitar el sitio web para ver más información sobre este proyecto (<https://www.sccgov.org/sites/dpd/PlansOrdinances/Studies/Pages/SMRezoning.aspx>), o contactar a Bill Shoe, Planificador Principal, a bill.shoe@pln.sccgov.org, o llamar por teléfono a 408-299-5749.

Mapa al reverso



-  Parcelas Afectadas
-  Zona De Uso Comercial
-  Zona De Uso Industrial

Zona de permisos de usos para Comercial e Industrial de San Martin

0 500 1,000 2,000
Feet

