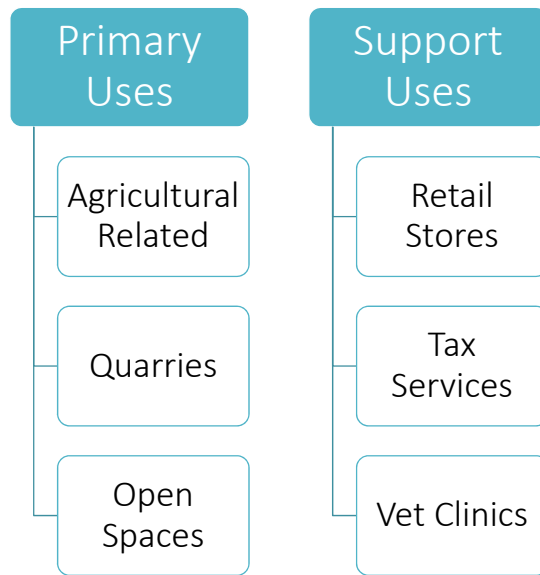




Local-Serving Uses in Rural Districts: General Plan and Zoning Updates

Santa Clara County
Community Outreach Meetings
February 2015

Background – County General Plan



Current Challenges (Why...?)

General Plan Policies

- Do not Align with Actual Practice
- Practical Difficulties in Implementation of Traffic Standards

Proposed Modifications (What...?)

General Plan Policy Amendments – R-LU 57 and R-LU 127

- Creates a Practicable Standard – focused on “size, scale and intensity”; Uses “are sized” to be local serving.
- Meets Intent of General Plan to Preserve Rural Character and Prevent “Urban Scale” Development

R-LU 57

.....Commercial, industrial and institutional uses may be established only where they are comparable in size, scale, and intensity to local-serving uses in rural residential areas ~~serve the needs of the resident population and result in a net overall reduction of travel demand.~~

R-LU 127

New commercial land uses within the commercial or industrial use permit areas shall be of a local-serving nature, Local-serving uses shall be defined as only those uses which provide support services for agriculture or satisfy the local day-to-day commercial needs of the residents of San Martin ~~and do not result in significant additional traffic from outside the community.~~

Proposed Modifications (What...?)

- General Plan Policy Amendments – R-LU 57 and R-LU 127
- Zoning Ordinance Modifications – Rural Base Districts and Supplemental Use Regulations
 - Draws same language from proposed General Plan policy amendments

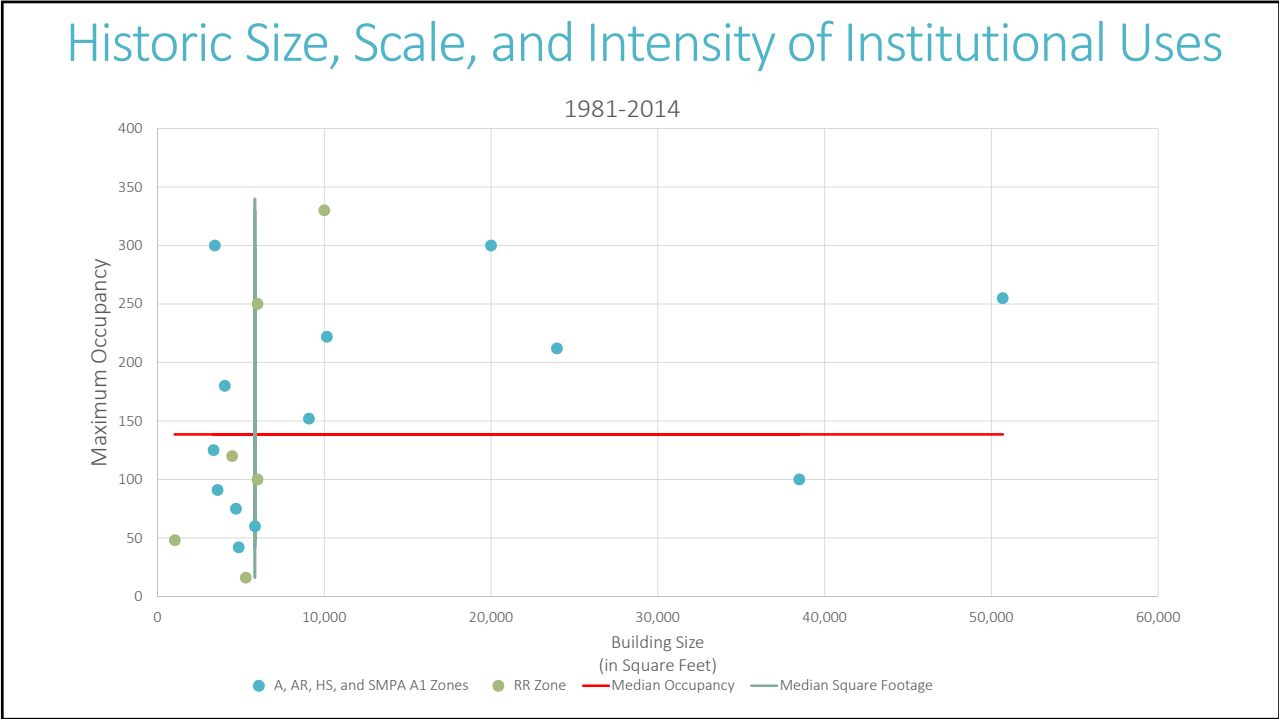
Proposed Modifications (What...?)

- General Plan Policy Amendments – R-LU 57 and R-LU 127
- Zoning Ordinance Modifications – Rural Base Districts and Supplemental Use Regulations
- New guidelines for Local-serving Commercial, Institutional, and Industrial Uses in Rural Districts

Implementation (How...?)

Proposed Guidelines

- Documents Existing Approved Uses
 - Building size
 - Occupancy
 - Events
- Establishes Size, Scale and Intensity Parameters for Proposed Uses
- Provides Guidelines for Such Uses



- ## Changes Achieve the Following Goals (How...?)
- Communicates Policies’ Intent and Provides Clarity for Stakeholders
 - Represents County’s Existing Approach
 - Projects evaluated based on size, scale, and intensity comparable to existing land uses in rural areas of the County.
 - Preserves Rural Character

Schedule (When..?)

4 Public Hearings (Tentatively):

- San Martin Planning Advisory Committee (March 25th)
- South County Joint Planning Advisory Committee (March 19th/ April)
- Santa Clara County Planning Commission (March 26th)
- Santa Clara County Board of Supervisors (April 21st)

Questions and Comments

Santa Clara County Contact Information:

Manira Sandhir, AICP

(408) 299-5787

Manira.sandhir@pln.sccgov.org