

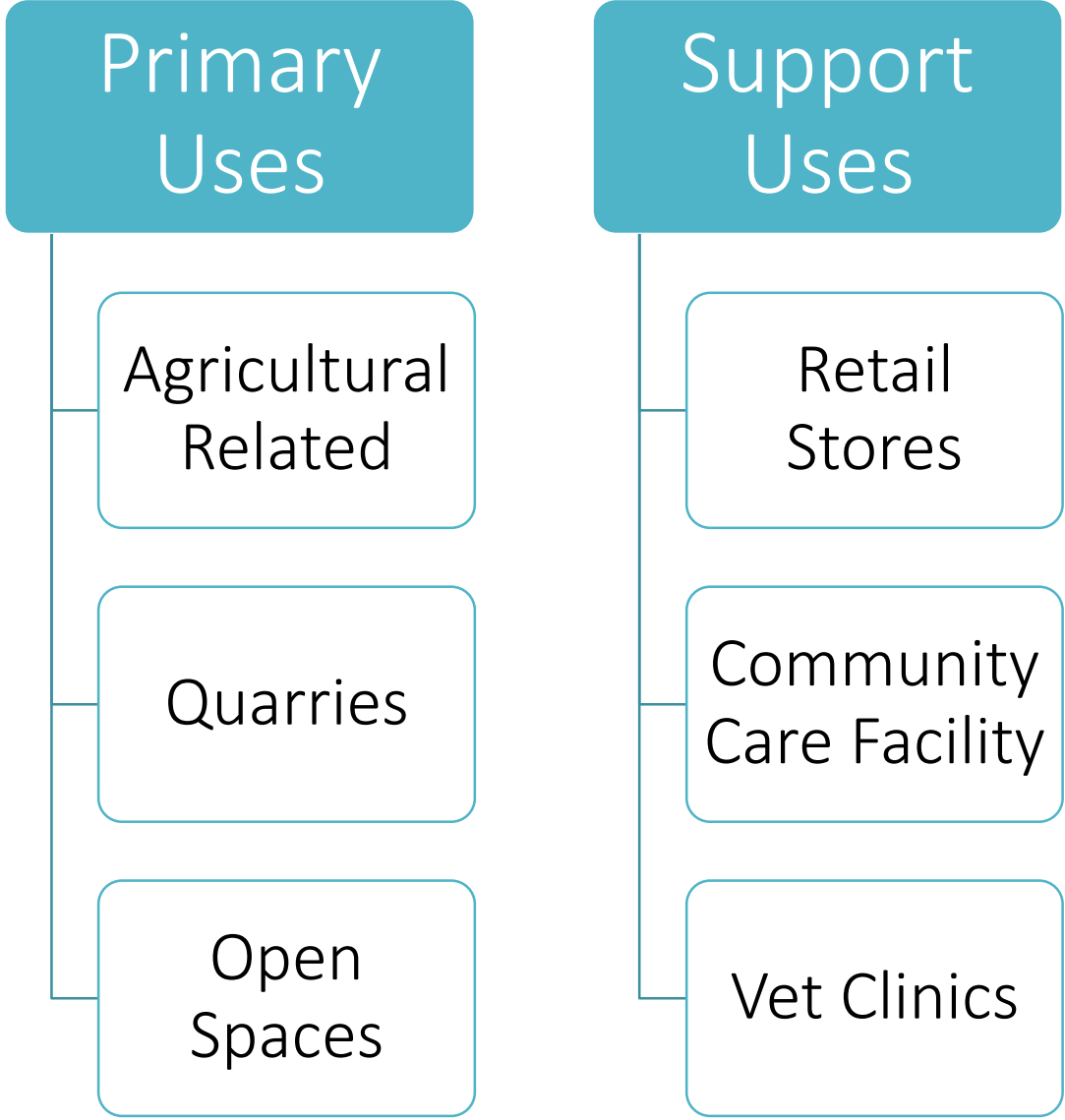


Local-Serving Uses in Rural Districts: General Plan and Zoning Updates

South County
Joint Planning Advisory Committee

March 19, 2015

Project Background – County General Plan



Project Background – Current Challenges

General Plan Policy (R-LU 57 in Particular)

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

Project Background – Goals



Maintain Status
Quo for General
Plan Intent

Preserve Rural
Character

Public Process



Proposed Solution – Initial

General Plan Policy and Zoning Ordinance Amendments

- Relate Project Allowability to “size, scale and intensity” of use

Premise: Local serving will be something that fits locally in terms of relative size to the surrounding.

New Guidelines

- Use existing and past development approvals to guide future review and approval process.

Proposed Guidelines

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

Public Outreach Efforts

1. Two Outreach Meetings

*February 25th (South County); and
February 26th (East San Jose Foothills)*

2. Comments Consolidated and Reviewed

3. Staff Meeting with San Martin Neighborhood Alliance representatives (*March 16th*)

Community Input – Key Highlights

1. Local-serving Language

- Not adequately defined in General Plan
- Community feels strongly about retaining language

2. Statistical Approach based on a Flawed Data Set

3. Impacts may Increase

- Traffic
- Drainage
- Water Quality
- Noise
- Visual Resources
- Rural Character

4. Follow-through

Community Input -Not Too Big!!



VS.

Proposed Programmatic Solution

1. Strengthen General Plan Policy Language
Define Local Serving
2. Revise Guidelines to Incorporate Additional Protections
Traffic, Floor Area Ratio, Impervious Surface Coverage
3. Stricter Thresholds in Guidelines
Building Size, Occupancy, Traffic Generation and others

Current Medians

Institutional Uses

- 125 people
- 5,842 square feet

Commercial Uses

- 33 people
- 7,250 square feet

Others to Be Added:

- Trips Generated
- Floor Area Ratio
- Impervious Surface Coverage

Example: Project Review Process

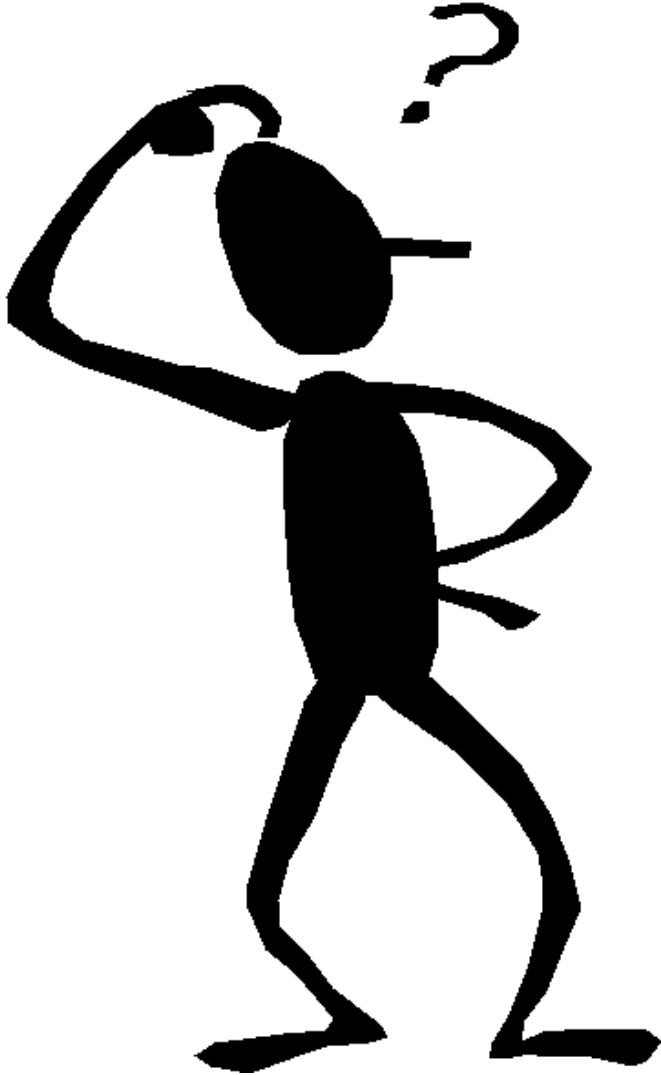
Below the
Median

- Generally suitable
- Should meet all other requirements

Above the
Median

- Design Project to Fall Below Thresholds of Guidelines
- Prepare a Rural Resources Impact Study

Retail Store Example



Current Policy

Difficult to Implement

No clarity

Proposed Approach

Establishes Measurable Standards

Easier to Implement and Enforce



Tentative Schedule

- 4/22/15 - San Martin Planning Advisory Committee
- 4/23/15 - Planning Commission
- May – Board of Supervisors

Questions and Comments

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