



Santa Clara County  
Department of Planning and Development

Local Serving Data

(Adopted by the Board of Supervisors: October 20, 2015)



## 1. INTRODUCTION

This “Local Serving Data” document contains size, scale and intensity indicators for “local-serving” commercial or institutional uses in Santa Clara County’s (County) rural districts. There are currently no local serving industrial uses within the County, therefore there are no such indicators available for industrial uses. Drawn from historic commercial and institutional use permit approvals since 1980, these indicators provided in Appendix A include building size, traffic, maximum number of people at a time – daily and special events, and frequency of events.

This document is intended to be adopted by the Board of Supervisors. The data within the document will be maintained and updated, from time-to-time, by the Department of Planning and Development based on future Use Permits approved by the County. For future applications, Table 1.1 thresholds existing when an application is deemed complete would apply.

## 2. THRESHOLDS FOR A LOCAL-SERVING USE

In order to determine the appropriate size, scale and intensity of proposed uses that are intended to be local serving, proposed development is to be benchmarked against existing locally serving land use indicators as specified in the County Zoning Ordinance Section 2.20.090. Table 1.1 provides the 75<sup>th</sup> percentile thresholds for local serving indicators, based on data points by zoning district. Since trip generation is a function of building square footage and use, this data has been excluded from the 75<sup>th</sup> percentile threshold table.

**Table 1.1. Thresholds (75<sup>th</sup> Percentile) for Local-Serving Indicators**

	Maximum Number of People	Building Square Footage
Commercial Uses	30	16,440
Rural Residential (RR) District		
Institutional Uses	50 (daily)	6,510
	220 (special events) <sup>1</sup>	
Agricultural (A), Agricultural Ranchlands (AR) and Hillside (HS) Districts		
Institutional Uses	70 (daily)	8,480
	320 (special events) <sup>1</sup>	

Note: All values have been rounded to the closest 10.

<sup>1</sup> Special Events are defined as 4 events per year. Events can be 1-3 consecutive days.

To see the background data and the diagrams that depict the full range of data, please see Appendix A and Appendix B.

## 3. DATA COLLECTION METHODOLOGY

The data sample includes commercial and institutional use permits (since adoption of the November 1980 General Plan up until December 2014) within Santa Clara County’s Agriculture (A), Agricultural

Ranchlands (AR), Hillside (HS) and Rural Residential (RR) base zoning districts, and commercial uses within the San Martin Commercial and Industrial Use Permit Areas (with the exception of uses on properties immediately adjacent to the San Martin Avenue/Highway 101 interchange that are east of Murphy Avenue). Within the rural districts, these local serving uses include the following land use classifications

- 1 Clubs – Private and Non-Profit
- 2 Hospitals and Clinics
- 3 Manufacturing: Small Scale Rural
- 4 Non-Profit Institutions
- 5 Religious Institutions
- 6 Retail Sales and Services – Local Serving
- 7 Schools
- 8 Commercial Uses (within the San Martin Commercial and Industrial Use Permit areas)

The step by step data collection methodology and the 75 percentile values determination process is provided below:

*Step 1:* The data was initially filtered for all use permits in the rural zones approved between 1980 and 2014 using Geographic Information Systems (GIS) and the County’s databases. Uses approved prior to the 1980 General Plan were not considered because there were no “local-serving” policies at the time.

*Step 2:* The use permits were filtered based on whether or not a use classification was defined as a use within the eight (8) local serving uses as defined above. Uses that were approved in this time period by the County but never built were included in the analysis as they were considered to fall within the local serving criteria.

*Step 3:* Planning staff reviewed each of the files to identify maximum number of people, traffic, and building size data.

*Step 4:* When staff was unable to find data and/or files for certain projects they were either removed from consideration, or if partial information was available, data was extrapolated for number of people and average daily trips.

*Step 5:* The following describes the data extrapolation methodology:

1. People: In instances where number of users was not clearly described in a Use Permit, maximum number of people was extrapolated from existing parking spaces (one user per parking space) determined by a review of aerial site photographs or the use permit conditions of approval. If only one number was provided for users, this was counted as maximum number of people allowed at events.
2. Trips: For average daily trips extrapolation, the current Trip Generation Manual<sup>1</sup> was used to determine the trips based on use and building square footage.

*Step 6:* If a use permit had multiple iterations, the largest approved building size and number of people were used.

*Step 7:* Once the data set was complete, the 75 percentile values were calculated for building square feet, maximum number of people, and average daily trips. These values were rounded off to facilitate ease of implementation.

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<sup>1</sup> Institute of Transportation Engineers, Trip General Manual 9<sup>th</sup> Edition, Volume 2 and 3 Data

The County has no records for certain local-serving land use classifications, such as Hospitals/Clinics and Schools, ever being approved since the adoption of the 1980 General Plan. However, these uses are a permitted use subject to any other requirements, findings, and criteria otherwise required by the zoning ordinance.

The datasets in Appendix A, diagrams in Appendix B, and thresholds in Table 1.1 will be updated periodically as future use permits are approved to maintain a current dataset.



**Table A.1. Institutional Uses – Dataset for Local Serving Indicators**

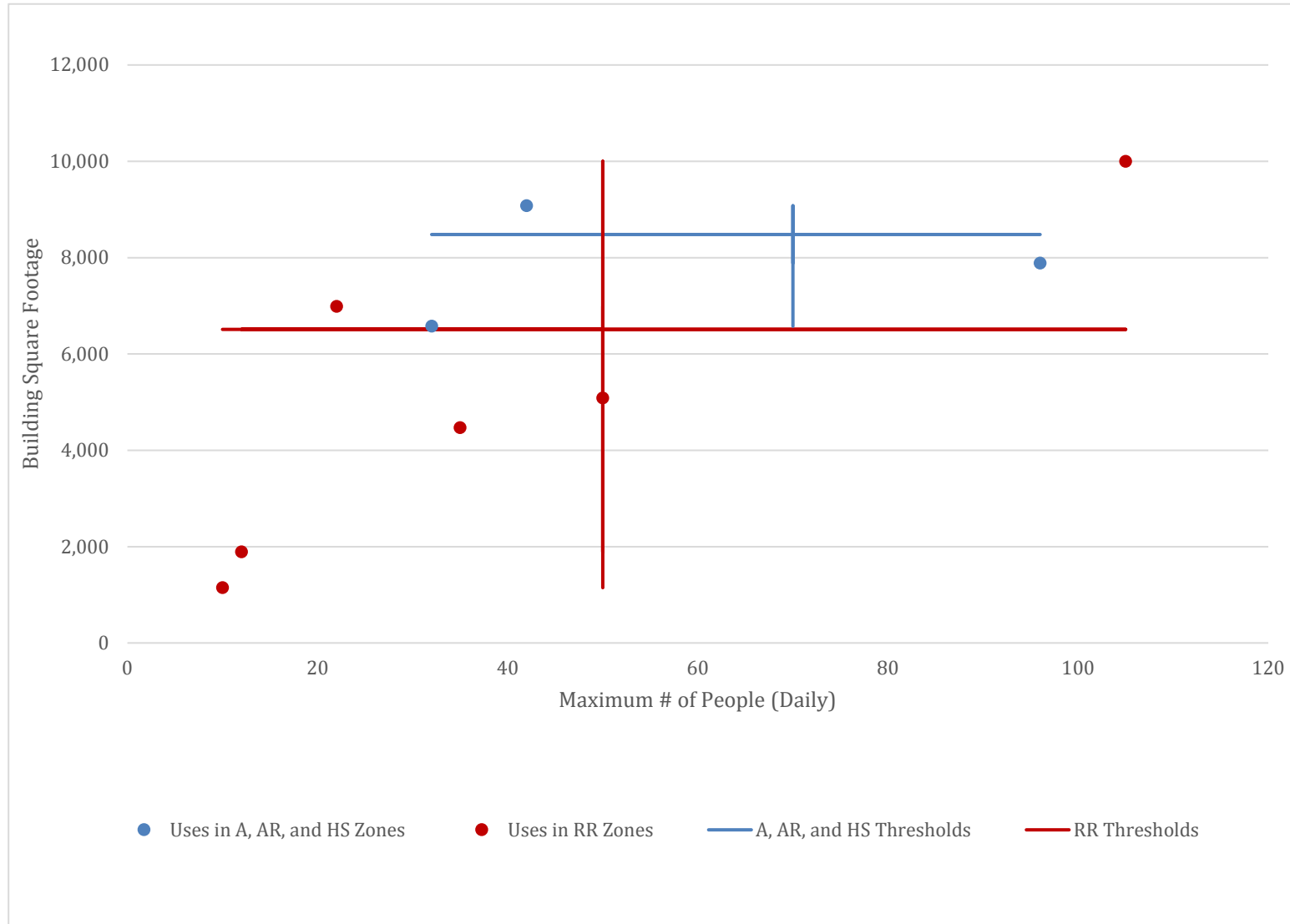
S. NO.	BASE ZONE	File Number	DATE	Site Address	Property Size (acres)	Building Square Footage	Max Number of People (Daily)	Max Number of People (Events)	Event Frequency per year	Average Daily Trips (ADT) - Workday	Max. (Weekend /Event) Daily Trips	Name
1	A	2714-91P	1991	15055 Monterey Highway	5.5	6,576	32	60	52	60 – ITE Manual		Morgan Hill Bible Church
2	A	5121-91P	1991	West side of Santa Teresa Boulevard (south corner of De Bruin Way)	5.7	9,077	42	247	104	84	432	Cornerstone Church of the Nazarene
3	HS	2020-83P	1983	23185 Summit Road	8	7,888	96	384		72 – ITE Manual		Church of Latter Day Saints
4	RR	241-00P	2000	12415 Murphy Avenue	5.92	6,990	22	250		204 – ITE Manual		San Martin Lion's Club
5	RR	9013-05P	2005	1300 Church Avenue	4.6	5,086	50	100	6	30	80	Vo Vu Zen Center (Buddhist Meditation Association)
6	RR	2899-86P	1986	10468 Crothers Road	10.54	1,890	12	48		-10 -ITE Manual		Persian Zoroastrian Organization (Trustees of the Rustam)
7	RR	3554-88P	1988	13485 Colony Avenue	1.88	4,472	35	122		41 – ITE Manual		South County Church of Christ
8	RR	6992-00P	2000	20431 McKean Road	10	10000	105	500		170	670	Chinese Church in Christ South Valley
9	RR	5056	2013	West side of Monterey Road (between Church and Masten Avenues)	12.7	1,147	10	N/A	N/A	9-ITE Manual		Vaidica Vidhya Ganapathi Center Inc.

**Table A.2. Commercial Uses – Dataset for Local Serving Indicators**

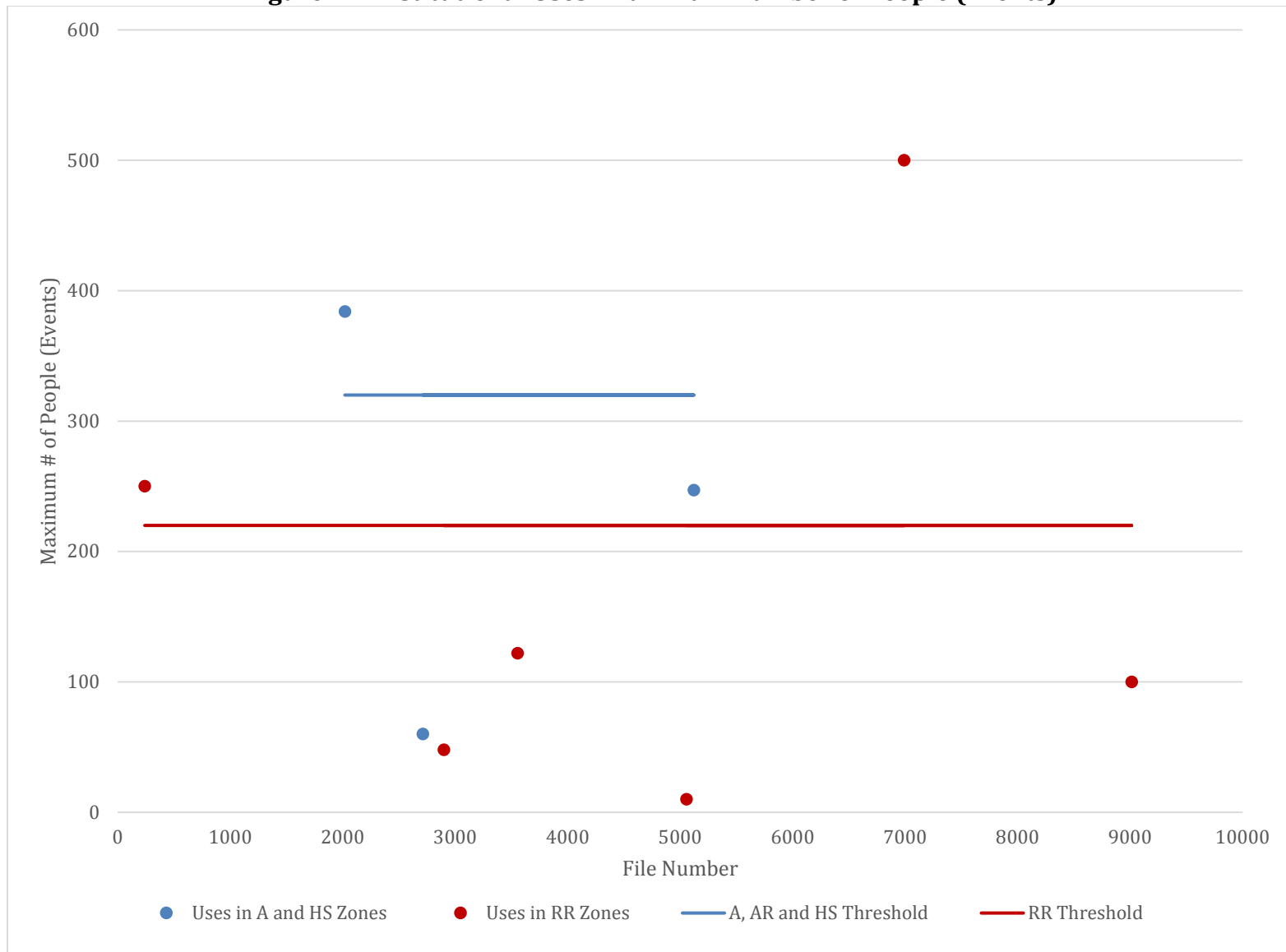
S. N O.	BASE ZONE	File Number	DATE	Site Address	Building Square Footage	Max Number of People (Daily)	Property Size (acres)	Average Daily Trips (ADT) - Workday	Max. (Weekend /Event) Daily Trips	Name	Description
1	A	2706-11P	2011	8145 Monterey Highway	783	12	0.22	3 – ITE Manual		Joe's Gas, Bait, & Tackle Shop	Bait Shop
2	A1	2228-00P	2000	Northeast Corner of Monterey Road and Crowner Road	4,774	40	0.35	86	432	Calderon	Tire Shop
3	A1	3335-87P	1987	13755 Llagas Avenue	24,440	46	13.5	80			Wholesale/Retail Building Supplies
4	A1	470-92P	1992	12955 Monterey Road	12,877	28	2.28	61 – ITE Manual			Veterinary Hospital and Commercial Office
5	A1	7615-00P	2000	13240 Llagas Avenue	10,075	15	2.14	5			Bottled Water Distribution Facility
6	A1	9413-14P	2014	13920 Llagas Avenue	20,000	27	4.21	325		Freedom Paws	Dog Training Facility and Day/Night Boarding
7	HS	5623-94P	1994	4275 Gilroy Hot Springs Road	1,000	16	1.18	5	100		Grocery Store, Convenience Store, Bait Shop



**Figure A.1 Institutional Uses – Square Footage and Maximum Number of People**



**Figure A.2 Institutional Uses -Maximum Number of People (Events)**



**Figure A.3 Commercial Uses – Square Footage and Maximum Number of People**

