



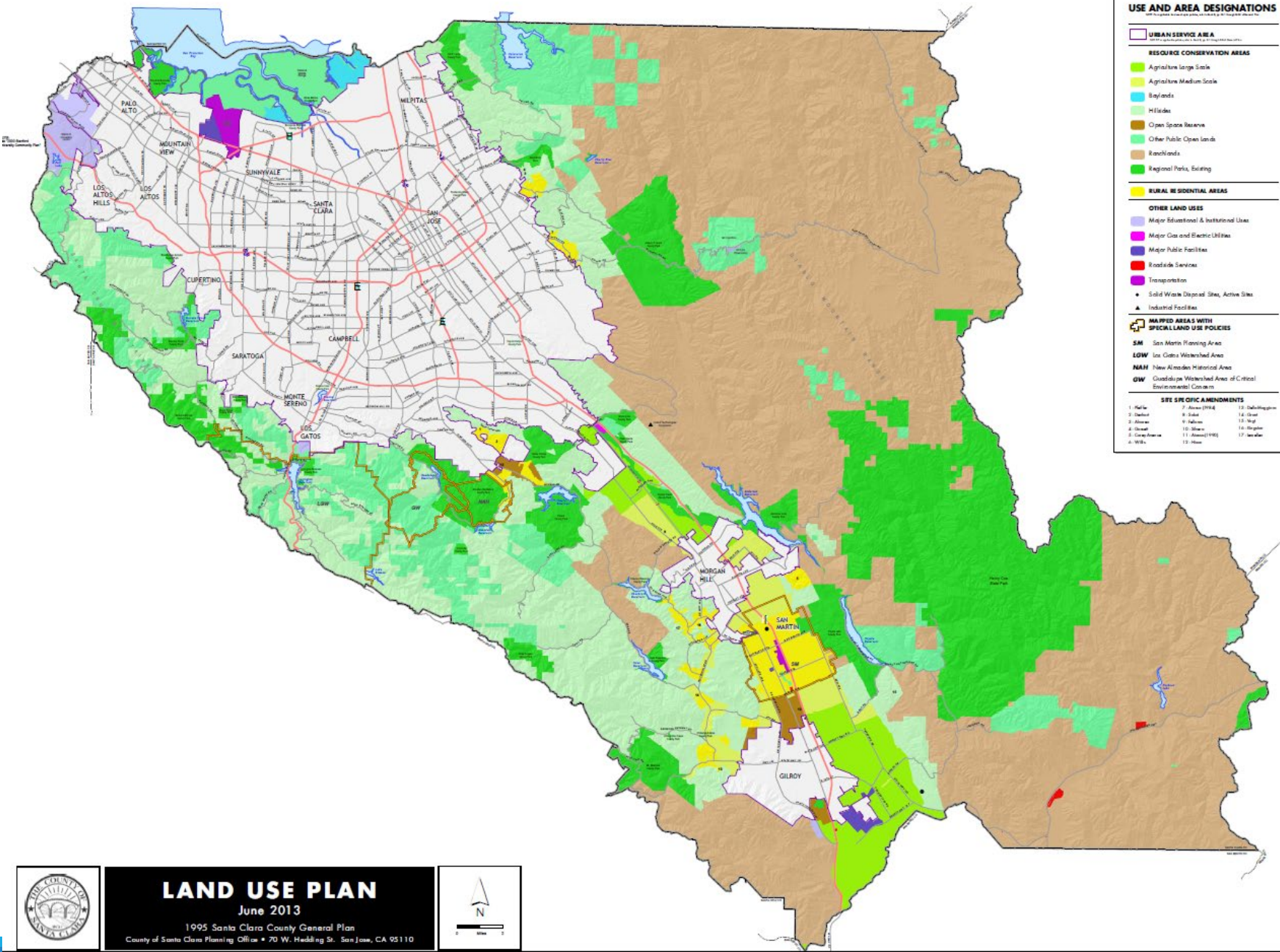
South County Outreach Meetings

April 8th & 11th, 2019

COUNTY OF SANTA CLARA, PLANNING DEPARTMENT

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- Background / Update
- Rural / Ag. Zoning – 3 focus areas
- What We've Heard
 - Rural Compatibility
 - Wineries
 - Stables
- Rural / Ag. Zoning
 - Goals
 - Tools
 - Next Steps



Focus Areas – rural unincorporated County.

- Agriculture (A)
- Rural Residential (RR)
- Ranchlands (AR)
- Hillside (HS)

Background / Update

- General Plan intent of rural districts
- Outreach meetings in Feb. 2018
- This week: South County outreach meeting re-scheduled



Rural & agricultural zoning – focus

Three focus areas with existing zoning:

- “Local-serving” nomenclature.
- Uses incompatible with agriculture.
 - Resulting in ***loss of farmland*** and increasing difficulty for ***agricultural business viability***.
- Regulations for stables.
 - Resulting in an ***onerous permit process*** for small-scale horse boarding and in ***facilities that are unpermitted***.

What we've heard

Three areas of feedback :

- Rural Compatibility
- Winery regulations
- Stable regulations



What we've heard – on rural compatibility

- Size, scale, and intensity of development should be limited in rural areas – to ***preserve the rural character and lifestyle***
- ***Need for increased code enforcement*** – to ensure land use standards are met.
- ***Faster, cheaper, and easier permitting processes are needed*** – if a particular land use is allowed in the rural districts, it should not be so difficult to get through the planning process.

What we've heard – on wineries

- Retaining our rural and agricultural areas is ***dependent upon the viability of vineyards & wineries.***
- Viability of vineyards & wineries is ***dependent upon the ability to hold events.***
- ***Sourcing non-estate grapes is essential*** to winery viability.
- Planning process for infrastructure ***improvements should be easier.***
- ***Vineyard lot coverage requirements are problematic for hillsides*** – some parcels only have limited land appropriate for vineyards.

What we've heard – on stables

- Small-scale horse boarding facilities ***should not require a Use Permit*** to operate – too expensive and difficult.
- ***Many unpermitted horse boarding facilities result*** from prohibitive permitting process, creating a code enforcement issue.
- ***All horse boarding is not the same*** – boarding 10 horses should be treated differently than boarding 50+ horses.
- ***Stables are essential to the rural community*** – horse boarding should not be considered a commercial use.

What's next for proposed amendments?

- Goals
- Tools
- Moving forward



Rural & Ag Zoning – goals

- **Minimize uses incompatible** with rural character and agricultural viability.
- **Maximize the viability** of agricultural businesses and the retention of agricultural lands.
- **Deregulate and streamline permitting** for appropriate uses.
- **Allow agricultural uses by-right**, up to certain scale.
- Simplify zoning for **more effective code enforcement**.
- **Promote consistency** across the zoning ordinance.

Rural & Ag Zoning – tools

- ***Objective*** standards rather than ***subjective*** standards.
- Objective development standards are ***easier to understand, to implement, and to enforce.***
- For example: Number of events per year and people per event / Minimum setbacks / Maximum lot coverage / Tiers of scale.
- Looking at other counties and for best practices and ideas.

Rural & Ag Zoning – moving forward

- Any proposed amendments to the zoning ordinance will ***first come back to the community for input*** – Summer 2019
- Today: facilitate initial feedback
 - ***What issues did we miss?***
 - ***What examples should we look to?***
 - ***What other ideas do you have?***
- Thank you for your input!