



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

San Martin Planning Advisory Committee

July 22, 2015



Presentation Overview

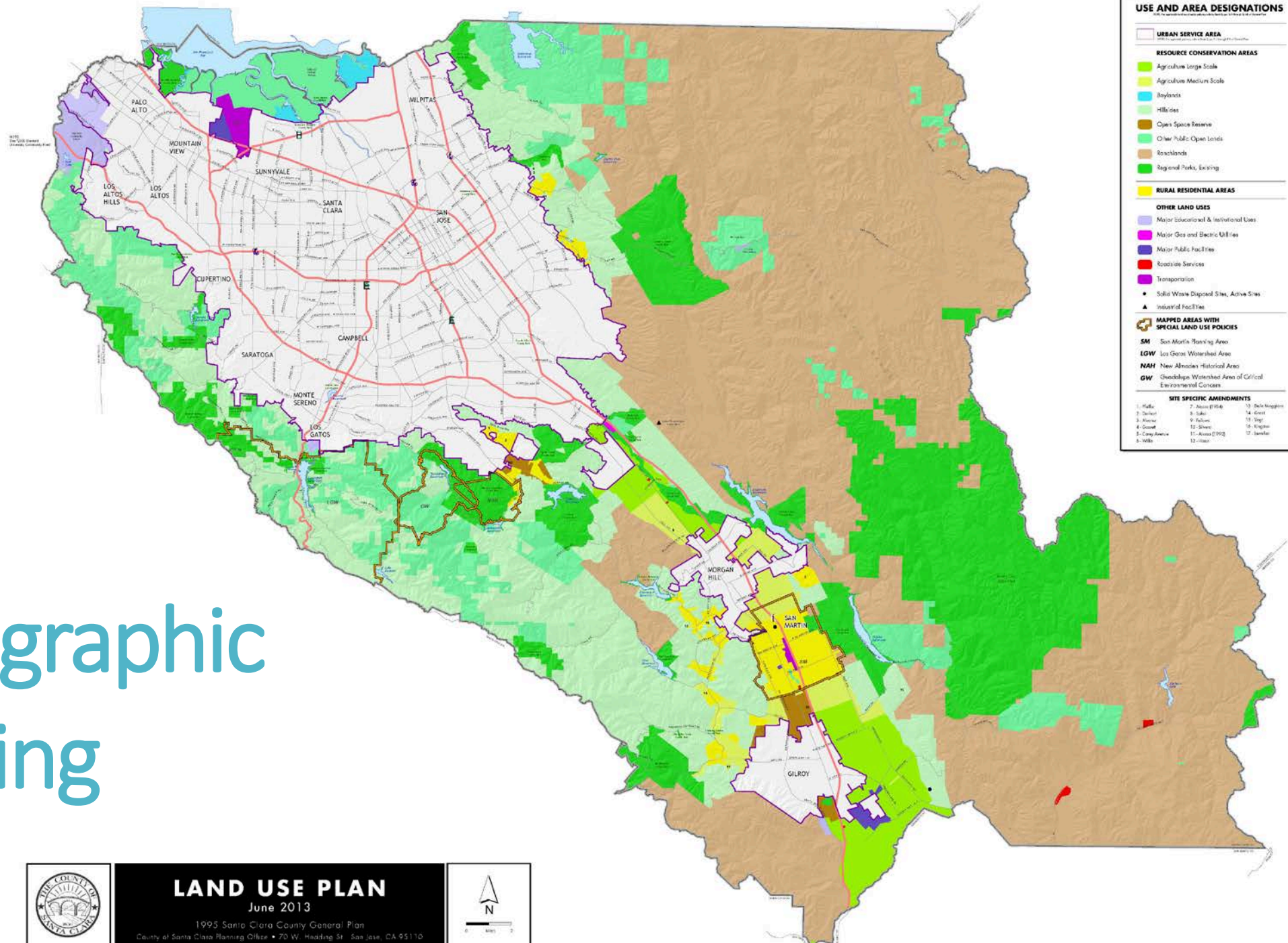
1. Proposed Project – A Recap
2. Modifications since May 2015
 - a) Data Refinement and Additional Options
 - b) Clarification of Local Serving Uses in General Plan and Zoning Ordinance Amendments

Project Background – Rural Land Use Designations

Rural Base Districts:

- A. Exclusive Agriculture
- AR. Agricultural Ranchlands
- HS. Hillside
- RR. Rural Residential
- A1. General Use of San Martin Use Permit Areas

Geographic Setting



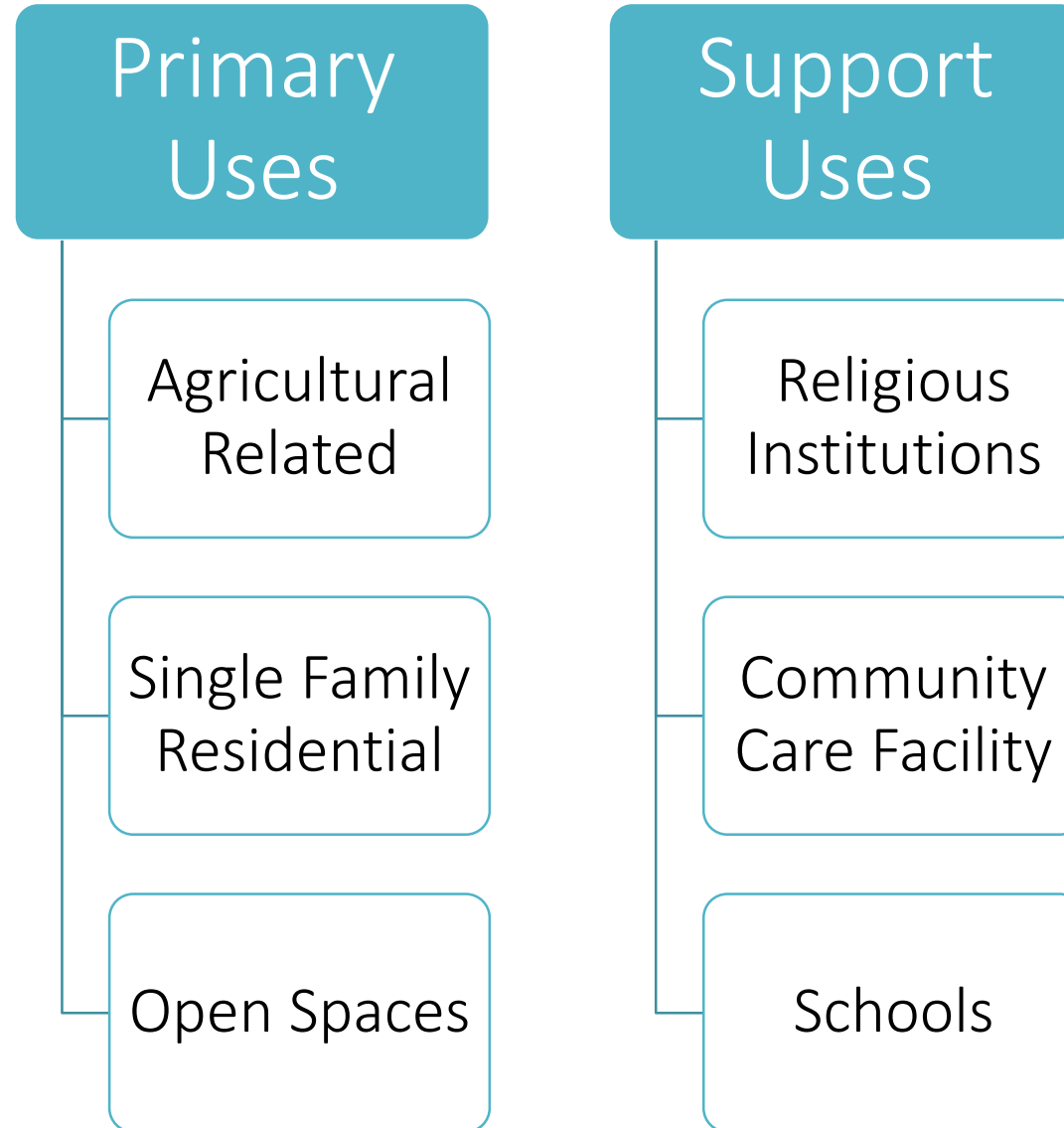
LAND USE PLAN June 2013

1995 Santa Clara County General Plan
 County of Santa Clara Planning Office • 70 W. Harding St. San Jose, CA 95110



Project Background – County General Plan

Rural Residential



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) Consistency

Project Background – Goals

- Maintain General Plan “Local Serving” Intent and Principles.
- Provide a Systematic Approach to Implement Local Serving Intent Consistent with Current Practice.

Public Process



Proposed Approach

- Documents Size, Scale, and Intensity of Existing Approved Uses
 - Building size
 - People
 - *Event Frequency*
 - *Average Daily Traffic (ADT) (function of use and square footage)*
 - *Floor Area Ratio (FAR) – removed after Planning Commission input*
 - *Impervious Surface Coverage – no data*
- Establishes a 66th or 75th Percentile Threshold
- Additional Analysis of Criteria and Findings Required

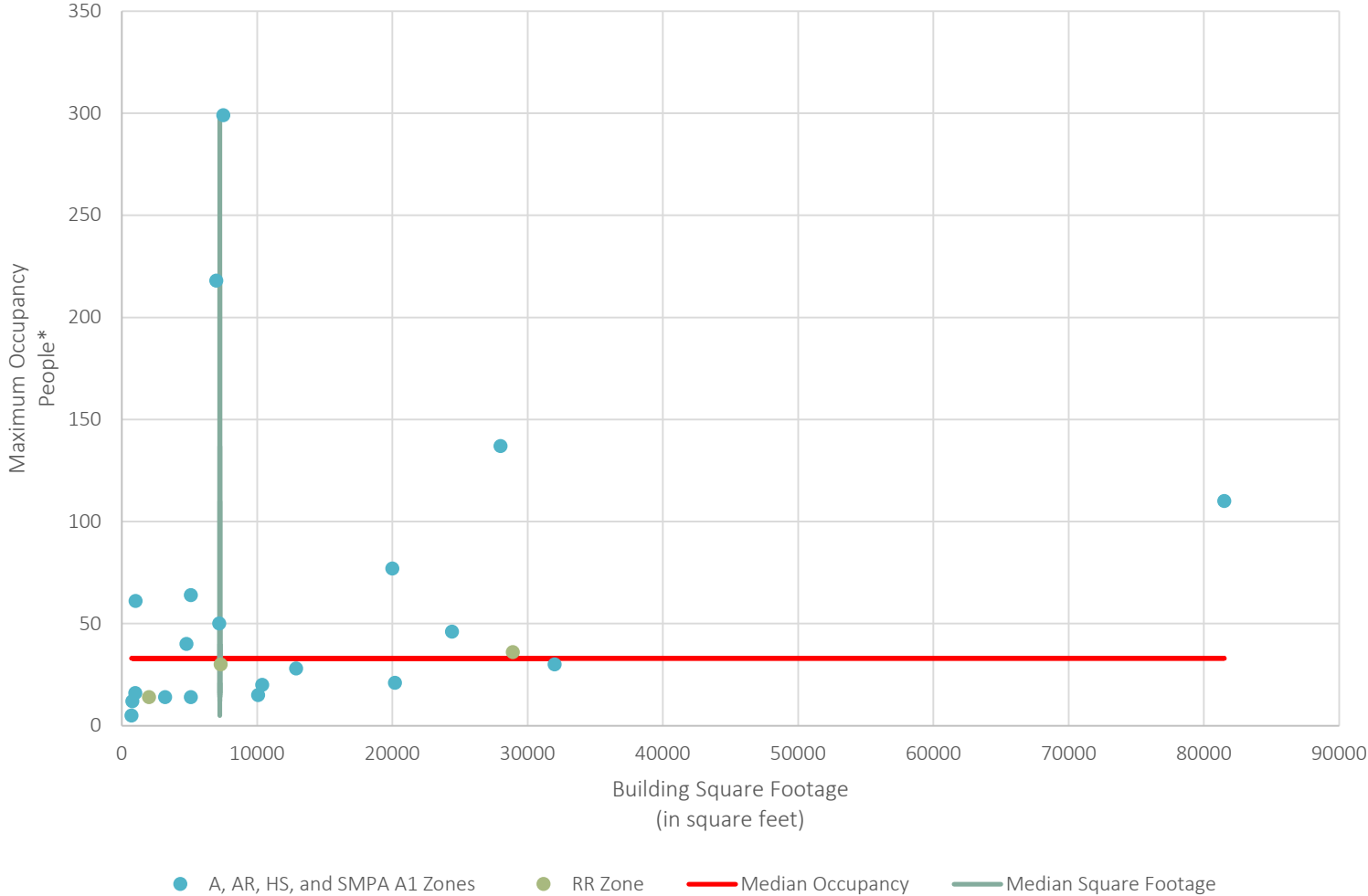
Proposed ZO Section 2.20.090

Establishes Local Serving analysis for a project if above the 75th percentile values in the Local Serving Data Repository:

1. Aesthetics
2. Open Space and Habitat
3. Agricultural Production
4. Watersheds
5. Traffic

Concept behind Standards

Commercial Uses Permitted in Rural Areas (1981-2014)



Example: Project Review Process

Below
Threshold

- Generally suitable
- Should meet all other requirements

Above
Threshold

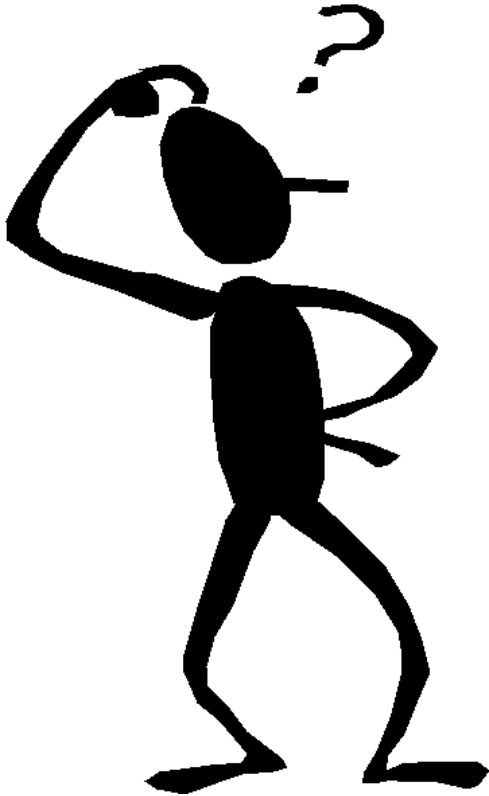
- Additional analysis required
- Must meet additional findings, and minimize impacts to rural resources

Land Use Classifications

In Rural Districts, Zoning Ordinance Section 2.20.090 applies to:

1. Clubs – private and non-profit
2. Hospitals and Clinics
3. Manufacturing – Small Scale Rural
4. Nonprofit Institutions
5. Religious Institutions
6. Schools
7. All commercial uses within San Martin Use Permit Areas

School Example



Current Policy

Difficult to Implement

No clarity

Proposed Approach

Establishes Measurable Standards

Easier to Implement and Enforce



Updates since May 2015

- a) Data Refinement and Additional Options
- b) Clarification of Local Serving Uses in General Plan and Zoning Ordinance Amendments

Institutional Thresholds

	Option 1 (Combined 75 th Percentile)	Option 2 (Separate RR – 75 th Percentile)		Option 3 (Combined 66 th Percentile)
		Rural Residential Only	All Other Rural Districts	
Daily (people)	50	50	70	40
Events (people)	250	220	320	250
Building Size (square feet)	7,890	6,510	8,480	6,990

Commercial Thresholds

	75 th Percentile	66 th Percentile
People (Daily)	30	30
Building Size (square feet)	16,440	12,880

Staff Recommendations

Recommend to the Planning Commission/Board of Supervisors:

1. Accept 1994 General Plan Program EIR Addendum
2. Adopt Proposed General Plan Amendments
3. Adopt Zoning Ordinance Amendments and the Local Serving Data document with following threshold options :
 - a. Separate Rural Residential Institutional Uses OR Combine all Institutional Uses
and
 - b. Use 66th or 75th percentile values

Questions and Comments

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