

San Martin Planning, Land Use, and Zoning Overview



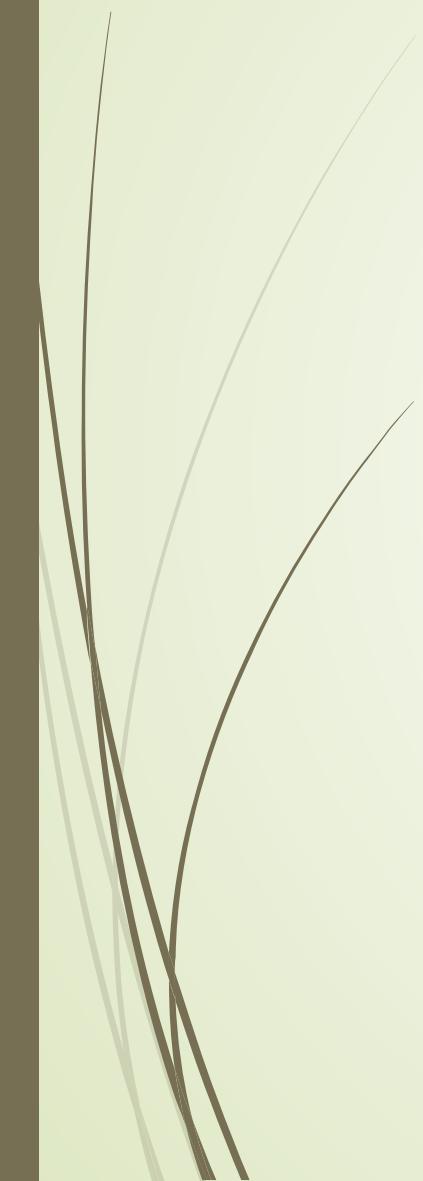
SMPAC June 21, 2017

Planning Commission

June 22, 2017

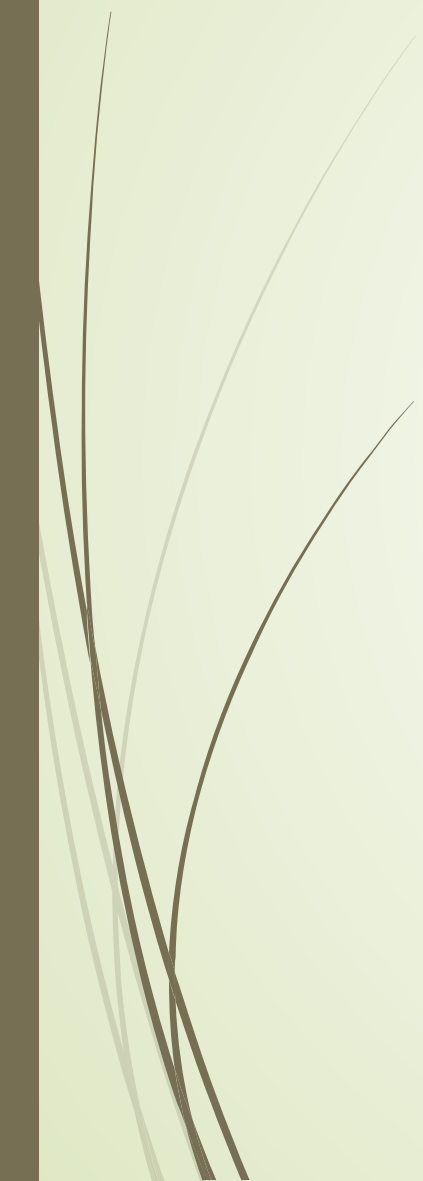


Purpose of Presentation

- Responds to Planning Commission request for overview presentation
 - Provides opportunity to review history of planning/zoning for San Martin
 - Preview of proposed zoning changes for Commercial and Industrial Use Permit Areas
 - And much, much, more!
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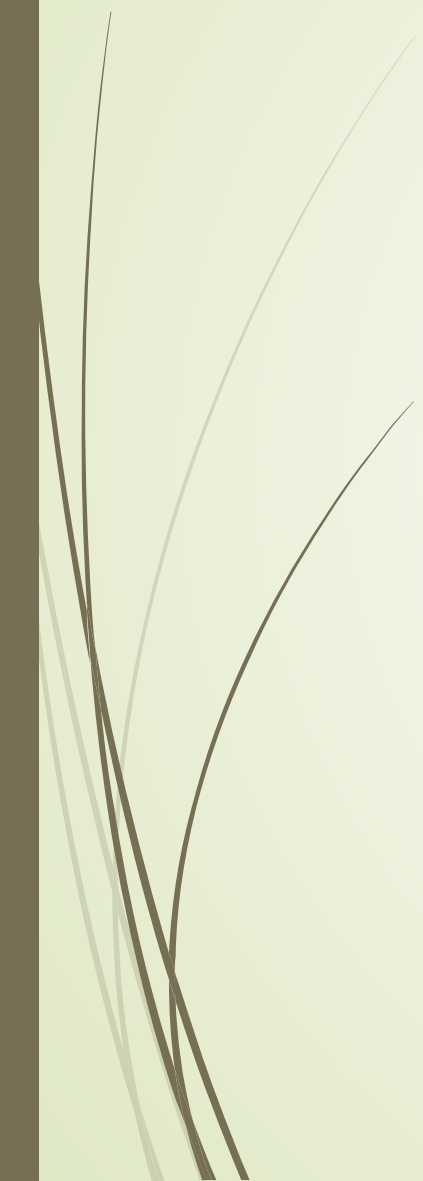


Three-Part Presentation

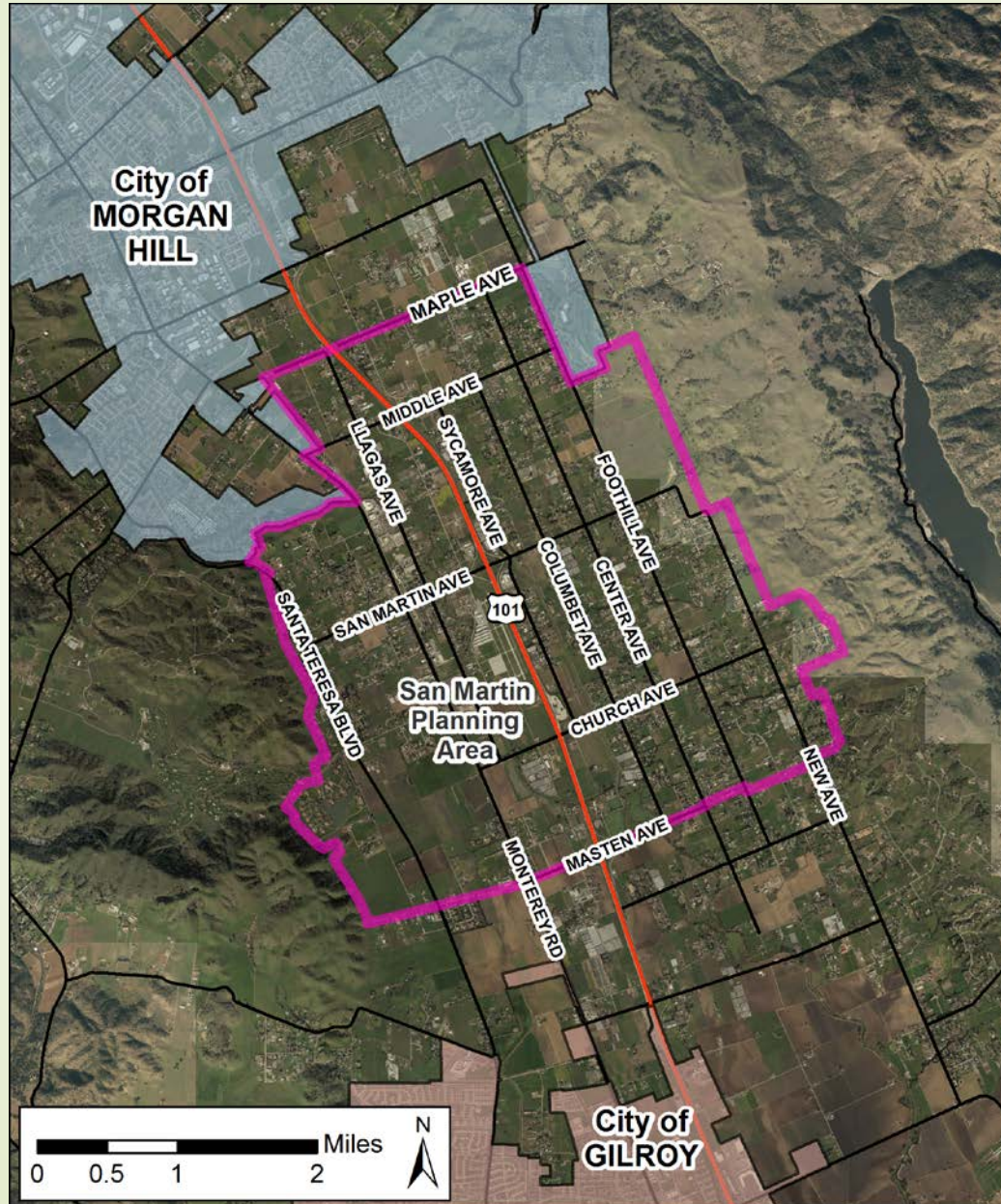
- ▶ Part 1: Setting and History of Area
 - ▶ Part 2: Land Use History & Policy
 - ▶ Part 3: Combining Zoning District for Commercial/Industrial Use Permit Areas
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Part 1: What is San Martin?

- ▶ San Martin is a rural unincorporated community located between Morgan Hill and Gilroy in the South County
 - ▶ Not a town, not a city, but a community with its own history, identity, and sense of place
 - ▶ 13 sq. miles, about 7,200 population
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San Martin Area

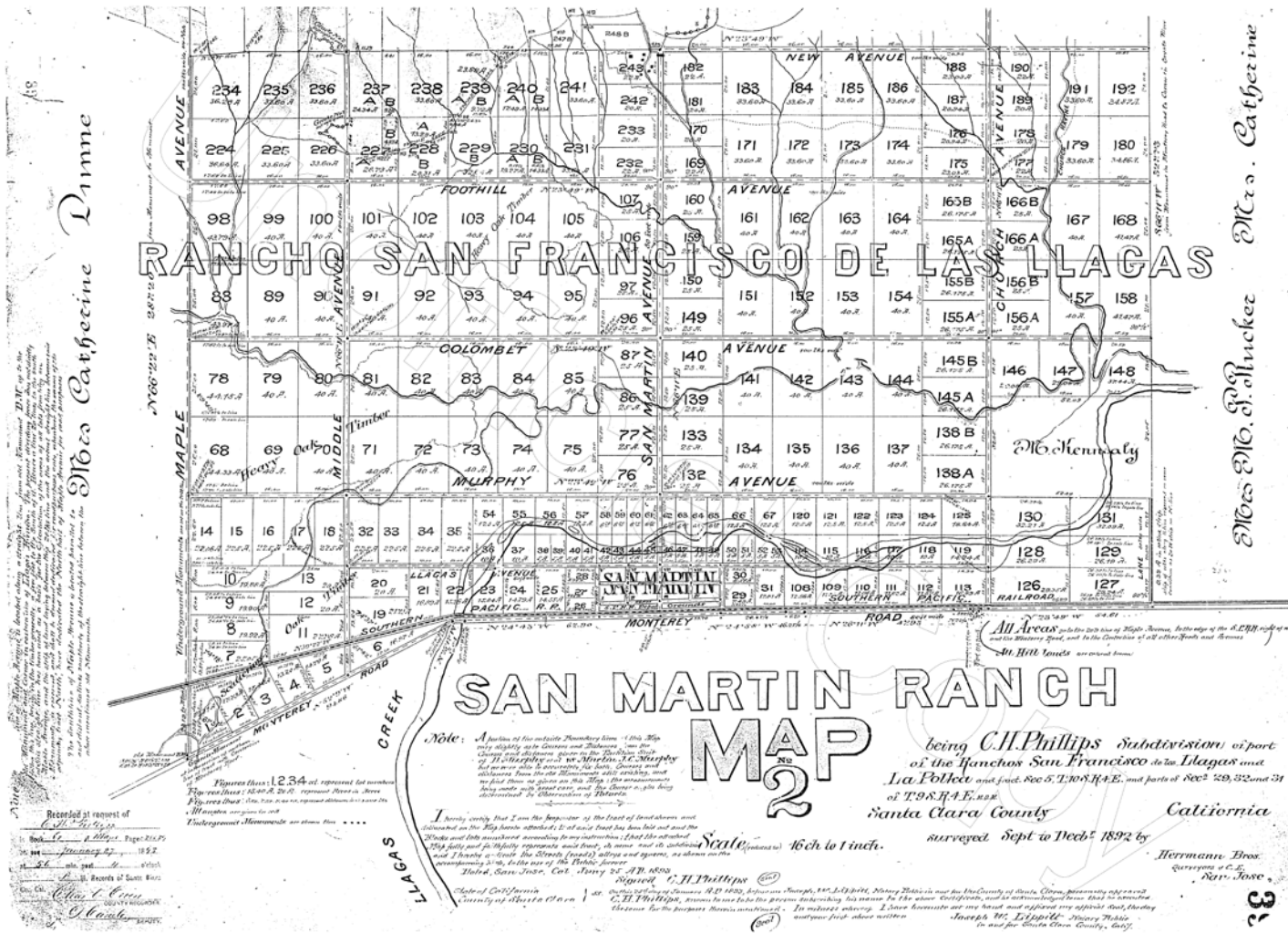




Brief History

- Area settled by immigrants mid-1850s
- Martin Murphy – rancho purchase
- Church on east side named for Saint Martin de Tours France, patron saint
- Railroad in late 1860s parallel to current Monterey Rd
- “Flag stop” in San Martin for farmers, came to be known as San Martin after the church
- Settlements grew up around RR stop

San Martin Ranch Map

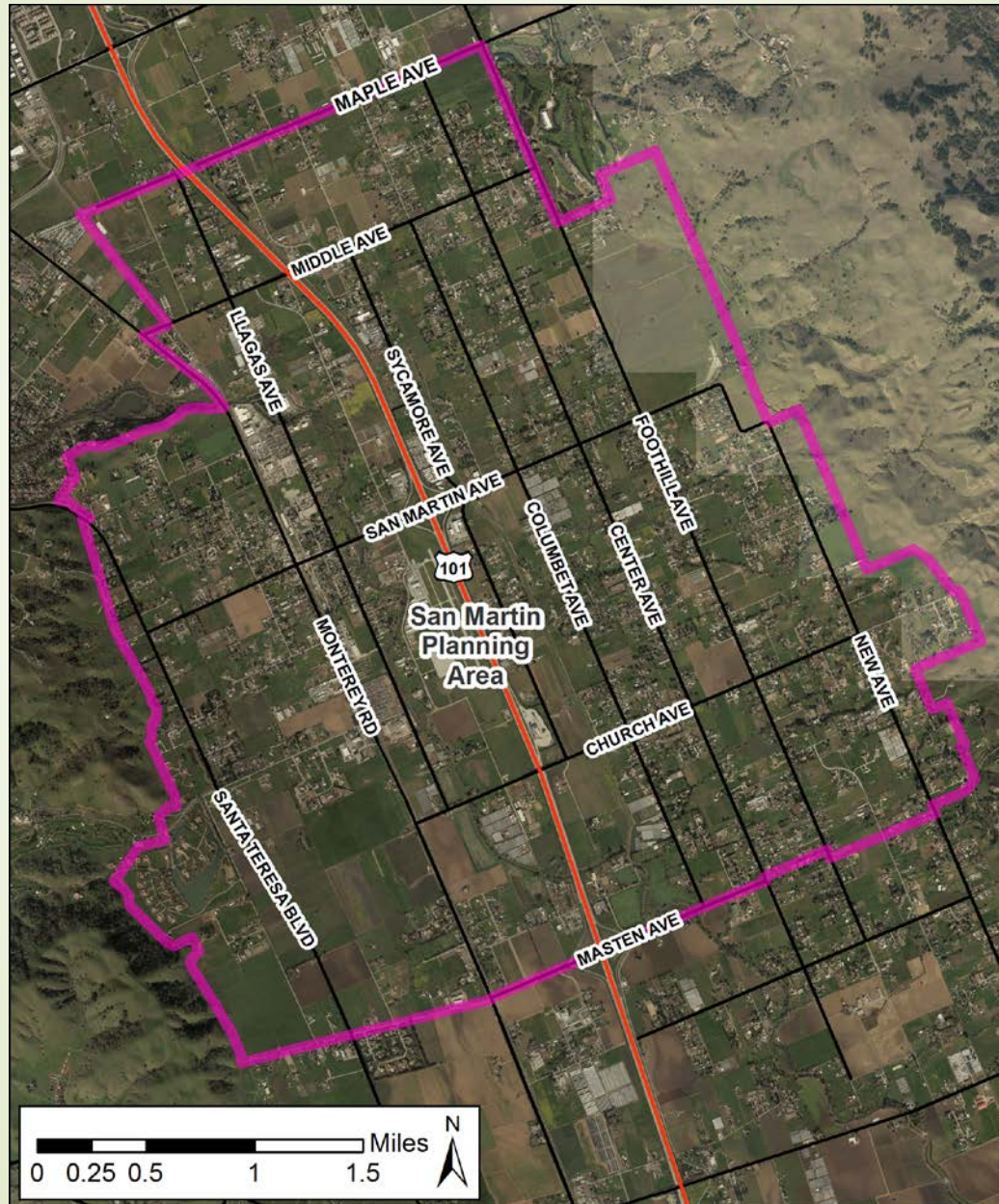




More Recent Historical Info

- Monterey Road = main link between San Jose and Gilroy, parts south, pre-101
- El Camino Real – King’s Highway linked missions
- Businesses populated Monterey Rd corridor, densely in some locales
- Infamous “Blood Alley” due to speeds, trucking, no barrier, too many uncontrolled intersections and access points, etc.
- Led to acknowledgement of UP Areas


Recent Aerial





Part 2: Land Use and Policy

- ▶ Land use policies tied to history
- ▶ What are the fundamental land use policies and goals for San Martin?
- ▶ How are they implemented?
- ▶ Community aspirations – retain rural character, improve the community or “village” core, and gain more influence over future



Fundamental Goals & Policies

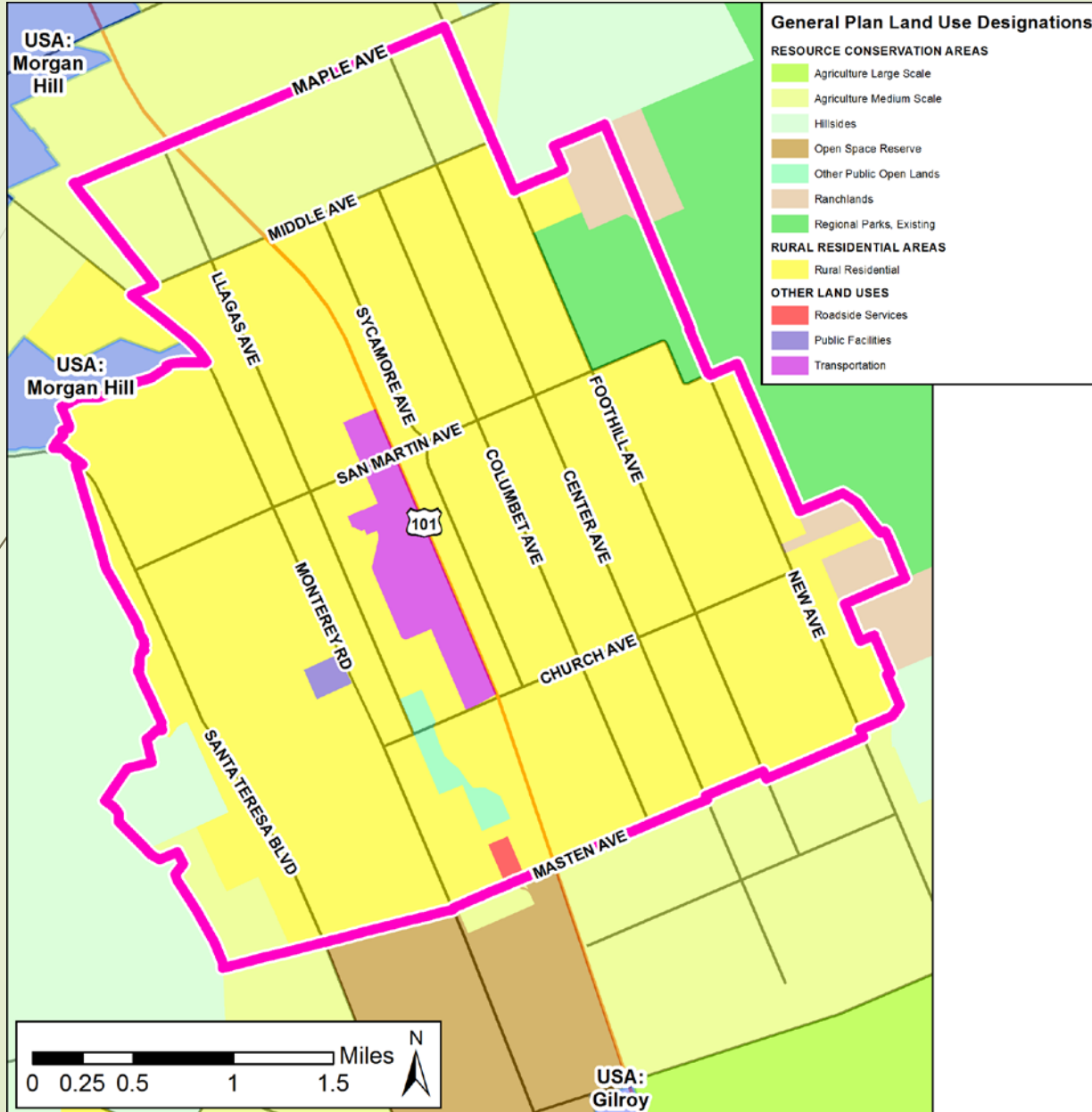
- Maintain as a rural unincorporated community
- Preserve unique character and sense of place
- Removed from city SOI areas in recent past
- Provide additional policy guidance thru special area policies
- Make allowance for commercial/industrial uses in UP Areas, but not change types or increase use intensities generally w/o benefit of long range planning or forethought (“master plan”)



How Implemented?

- ▶ GP Land Use Plan designations and policies
- ▶ Special Area Policies – Land Use Chapter
- ▶ Commercial and Ind'l. Use Permit Areas
- ▶ San Martin Integrated Design Plan
- ▶ San Martin Planning Advisory Committee
- ▶ Zoning Districts, use regulations, and standards

GP Land Use Plan

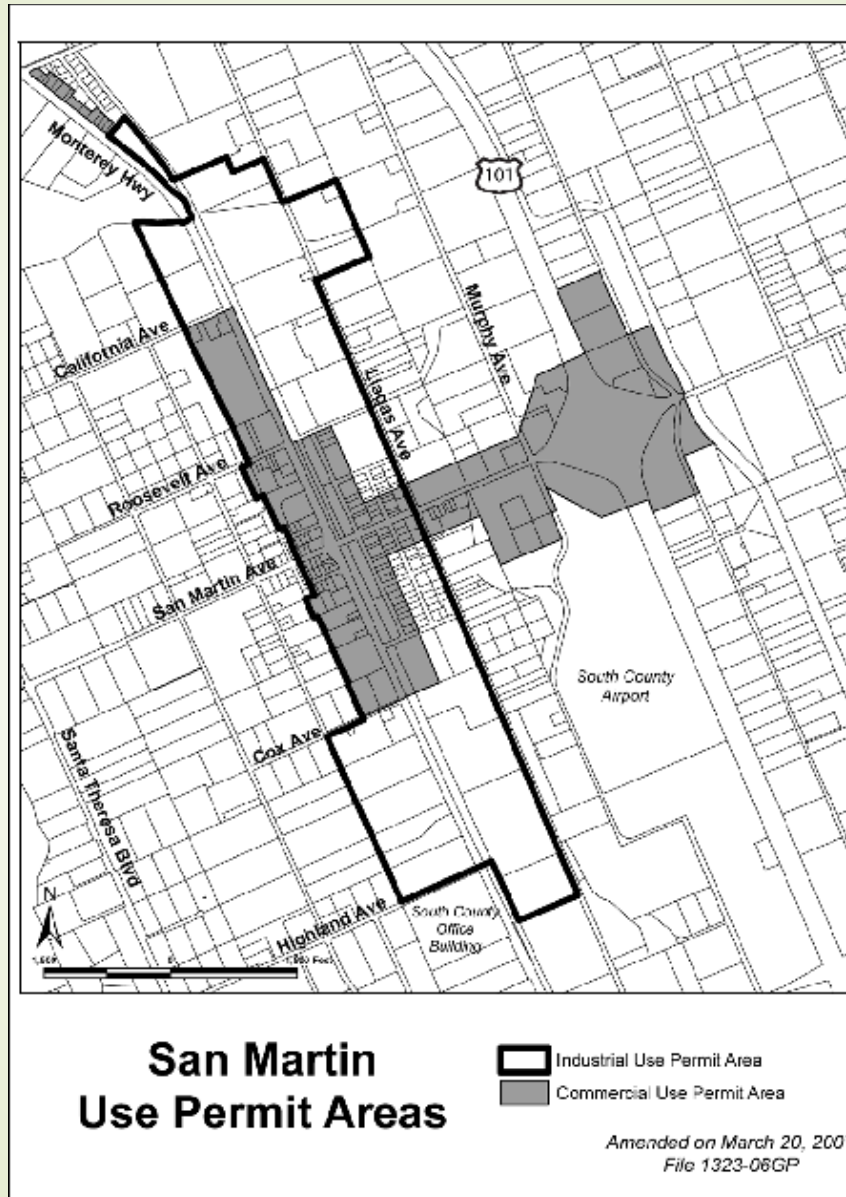




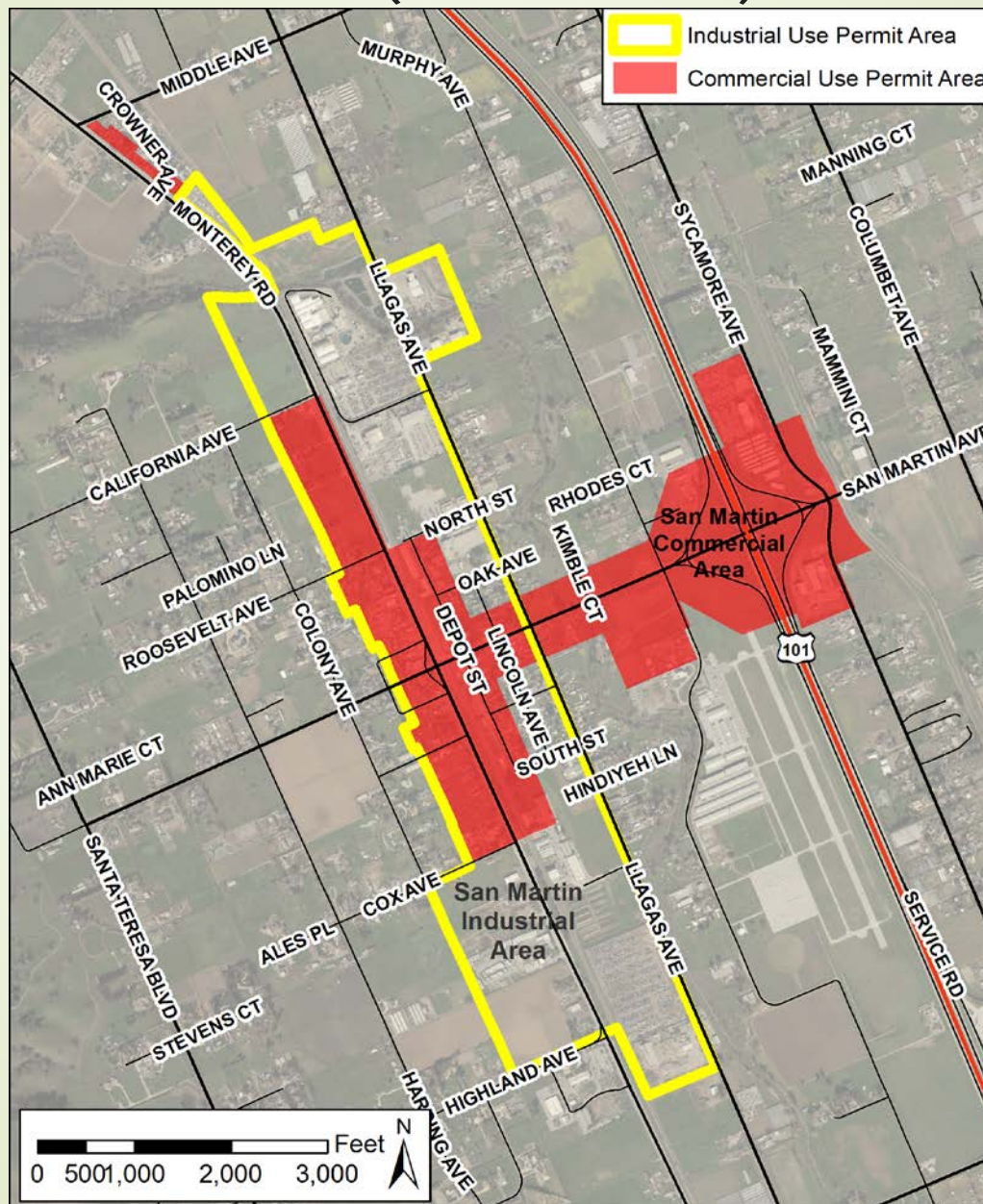
San Martin Special Area Policies

- ▶ One of 8 sets of Special Area Policies in Land Use Ch.
- ▶ The use of such area plans or policies is addressed in Rural Growth & Development Ch. policies for rural land use
- ▶ San Martin Special Area policies contain the policies defining Use Permit Area boundaries and policies, among other subjects

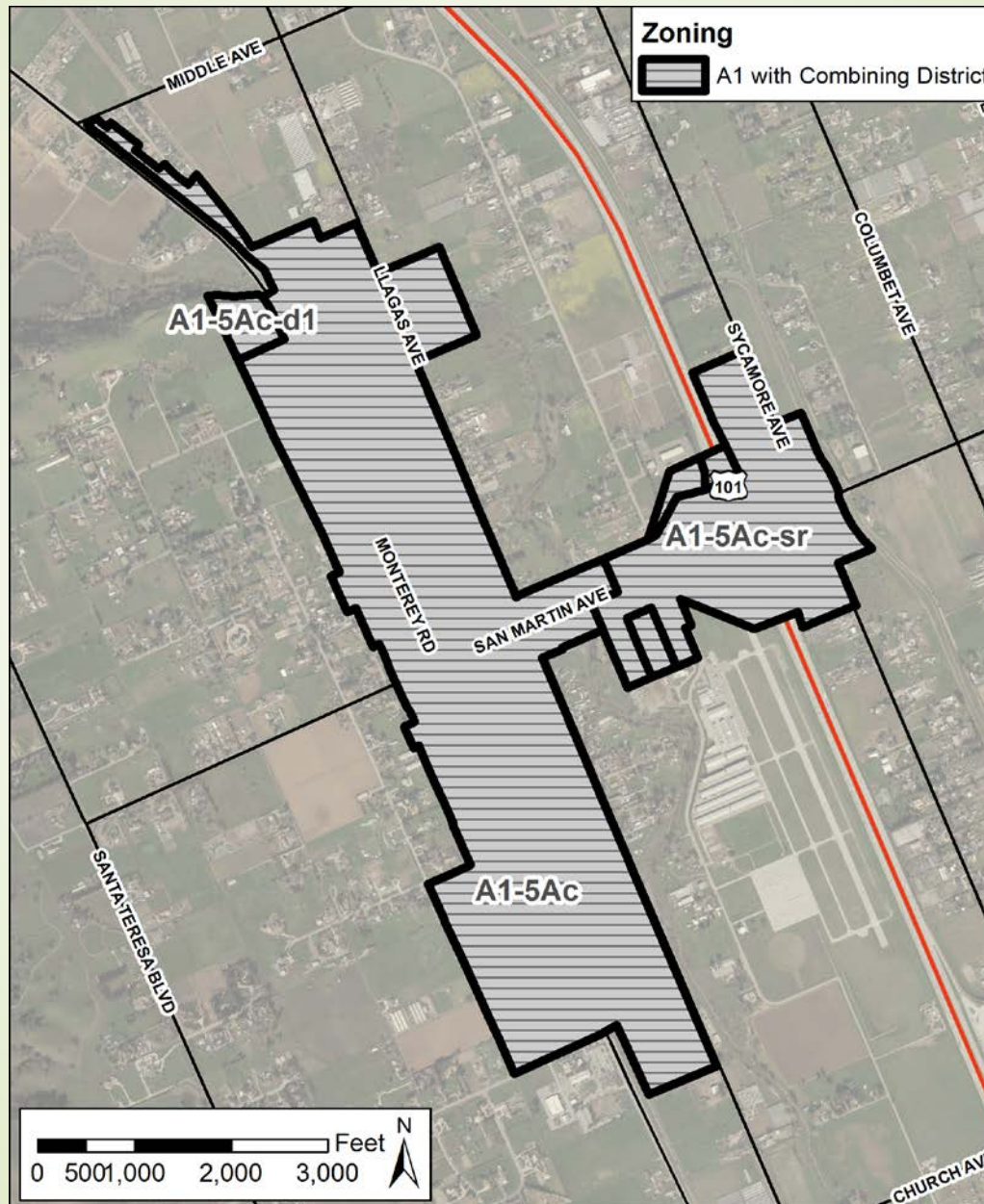
Use Permit Areas In GP



Use Permit Areas (from GIS)



Use Permit Areas Zoning





Commercial Use Permit Area

- Make allowance for additional permitted uses of commercial nature, over and above those allowed in RR base district
- Require Use Permit, allow only in boundary
- Should be appropriate in terms of size, scale and intensity of use for SM area (no sewer) and parcel in question, of benefit to community and environs
- 170 Parcels total

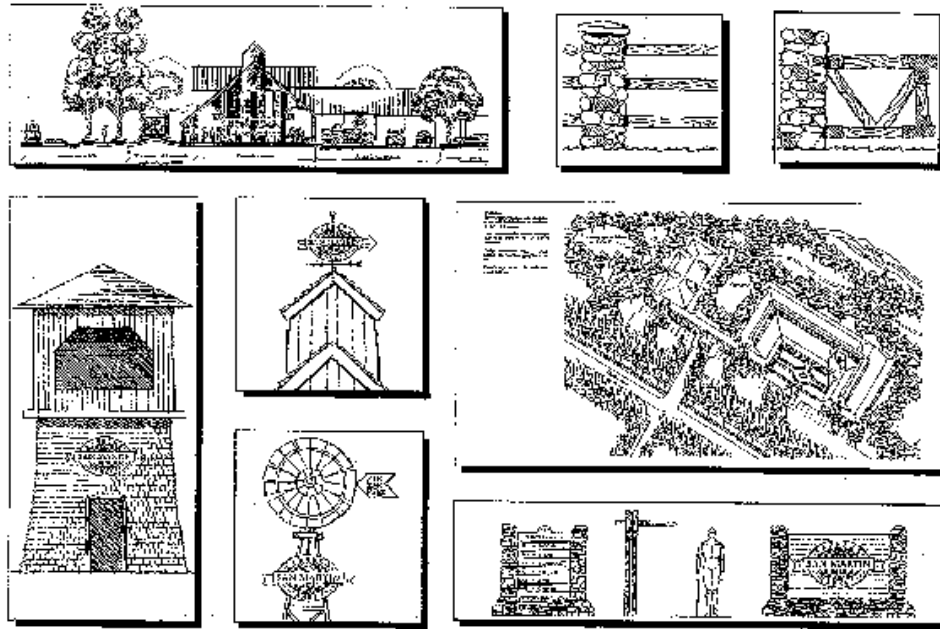


Industrial Use Permit Area

- ▶ Make allowance for light industrial uses over and above any allowed in RR base district
- ▶ Require use permit, allow only in boundary
- ▶ Based on history of established uses of varying nature
- ▶ 198 Parcels total

Integrated Design Plan

San Martin Integrated Design Plan

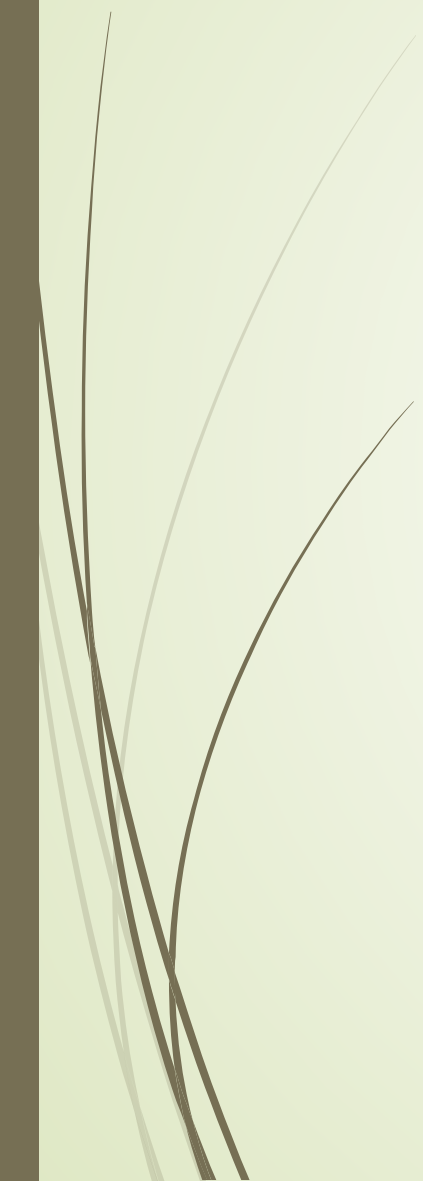


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Integrated Design Plan

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- ▶ Purpose is to further guide development of various types (aka "San Martin guidelines")
 - ▶ Non-residential design guidelines
 - ▶ Flood control and drainage guidelines
 - ▶ Circulation guidelines
 - ▶ RR residential subdivision/clustering guidelines

SMPAC



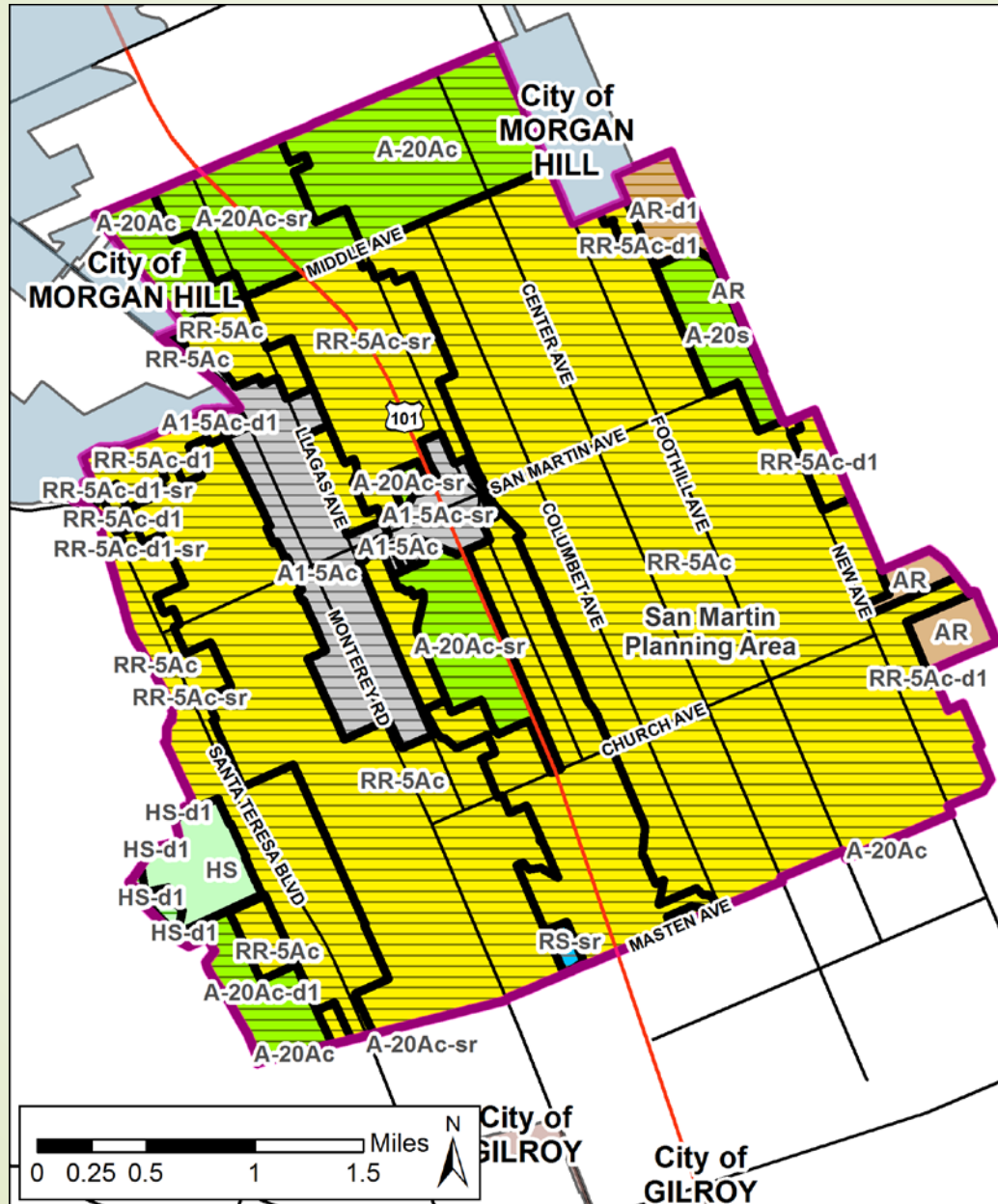
John English, James Poore, Diane Dean, Bob Cerruti, Marc Rauser,
Monica Winders, Bill Shoe (Staff)



SMPAC

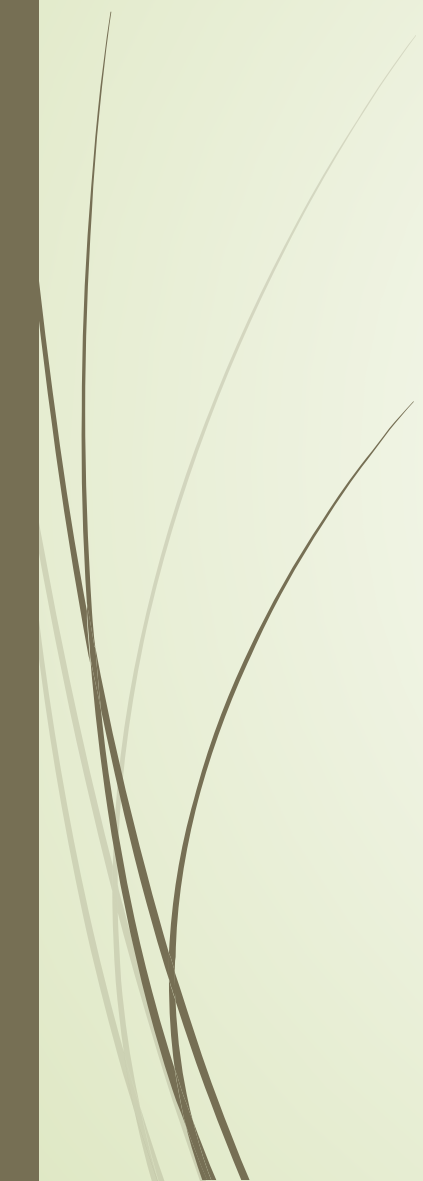
- ▶ Purpose – originally to advise on development of a Special Area plan
- ▶ Special Area Policies adopted 1982
- ▶ Since that time, serve in an advisory capacity
- ▶ With new bylaws, 7 members, defined scope and purpose, role in advising such projects as County Circulation & Mobility Element, use permit recommendations, other County projects

Zoning





RR Zoning

- Purpose – promote rural residential development in limited areas and implement GP designation
 - Primary uses – SFR, agriculture & open space uses
 - Conditional uses (e.g. veterinary clinics, B&Bs, mushroom farms, wireless, etc.)
 - Density policies (5-20s slope density formula)
 - Use of -5ac. Combining zone (inconsistencies w GP in fringe areas w significant slope)
 - Development standards - setbacks and height
- 



Zoning Enforcement

- Common problems in San Martin similar to other rural areas
- Illegal mobile homes and building conversions
- Uses established in UP Areas without obtaining Use Permits
- Lapses in maintaining compliance w conditions
- Unpermitted additions and alterations



Part 3: Zoning for UP Areas

- Currently using A1 base district
- Problematic in a variety of ways
- More appropriate implementation is a zoning overlay to correlate w GP overlay
- Provide precise guidance as to types of uses allowed
- Long time in the making, time is now right



-sm Combining Zone

- Rezone A1 areas to RR base district
- Retain existing -5ac., -sr or other combining zones
- Add -sm combining zone to parcels in UP Areas
- E.g.: A1-5ac. becomes RR-5ac.-sm
- Does not affect existing permitted uses, clarifies what is allowed under GP
- Addresses uses allowed in each UP Area in separate sections



-sm Combining Zone Outreach

- ▶ Issue broached w SMPAC some time ago
- ▶ Mailer to all property owners (~244 lots) before next hearing
- ▶ Notify SMNA and involve board
- ▶ Introduce zoning & map amendments July PC with SMPAC meeting prior
- ▶ Std. public hearing notice and notice to all affected parcel owners for hearings



Concluding Thoughts

- Policy and implementation always evolving
- General goal is to make policy and regulations easier to understand, enforce, and achieve fundamental goals and policies for a community
- Why not done sooner?
- Not the last measure that might be undertaken to achieve goals for San Martin, always more that could be done, w resources and direction from BofS

Questions?

