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

Planning Commission

July 23, 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
Project Background

Current Challenge: General Plan Policy - R-LU 57

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

Project Goals

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

• Documents Size, Scale, and Intensity of Existing Approved Uses
  ▪ Building size
  ▪ People
  ▪ Event Frequency

• Establishes a 66th or 75th Percentile Threshold

• Additional Analysis of Criteria and Findings Required
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
Proposed ZO Section 2.20.090

A. Equal to or Less than Threshold – Local Serving Use

B. Above Threshold – Applicant Evaluates (and Compares Proposed Project and Project at Threshold) Size, Scale and Intensity Impacts to:
   1. Aesthetics
   2. Open Space and Habitat
   3. Agricultural Production
   4. Watersheds
   5. Traffic

C. Required Finding - the Delta difference in impacts has been reduced to maximum extent feasible
Graphic Representation – ZO Section 2.20.090

Proposed Project Impacts

Project Impacts if Built at 75th Percentile Value

Account for this Difference in Impact, if any
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

<table>
<thead>
<tr>
<th></th>
<th>Option a. (Combined 75&lt;sup&gt;th&lt;/sup&gt; Percentile)</th>
<th>Option b. (Combined 66&lt;sup&gt;th&lt;/sup&gt; Percentile)</th>
<th>Option c. (Separate RR – 75&lt;sup&gt;th&lt;/sup&gt; Percentile)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Rural Residential Only</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>All Other Rural Districts</td>
</tr>
<tr>
<td>Daily (people)</td>
<td>50</td>
<td>40</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>70</td>
</tr>
<tr>
<td>Events (people)</td>
<td>250</td>
<td>250</td>
<td>220</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>320</td>
</tr>
<tr>
<td>Building Size (square feet)</td>
<td>7,890</td>
<td>6,990</td>
<td>6,510</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>8,480</td>
</tr>
</tbody>
</table>
## Commercial Thresholds

<table>
<thead>
<tr>
<th></th>
<th>Option a. 75\textsuperscript{th} Percentile</th>
<th>Option b. 66\textsuperscript{th} Percentile</th>
</tr>
</thead>
<tbody>
<tr>
<td>People (Daily)</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Building Size (square feet)</td>
<td>16,440</td>
<td>12,880</td>
</tr>
</tbody>
</table>
Staff Recommendations

Recommend to the 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. Use 75th Percentile
   b. Use 66th Percentile
   c. Separate Rural Residential (75th percentile)
Questions and Comments

Santa Clara County Contact Information:

Planners:
Manira Sandhir, AICP and Colleen Tsuchimoto
(408) 299-5770
Manira.Sandhir@pln.sccgov.org
Colleen.Tsuchimoto@pln.sccgov.org

Interim Planning Manager:
Rob Eastwood, AICP
(408) 299-5792
Rob.Eastwood@pln.sccgov.org