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

South County Joint Planning Advisory Committee

March 19, 2015
Project Background – County General Plan

Primary Uses
- Agricultural Related
- Quarries
- Open Spaces

Support Uses
- Retail Stores
- Community Care Facility
- Vet Clinics
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) Compliance
Project Background – Goals

- Maintain Status Quo for General Plan Intent
- Preserve Rural Character
Public Process

1. Initial Approach - Draft
2. Public Outreach
3. Revised Programmatic Approach
4. Public Hearings and Input
5. BofS Decision
Proposed Solution – Initial

General Plan Policy and Zoning Ordinance Amendments

- Relate Project Allowability to “size, scale and intensity” of use
  
  *Premise: Local serving will be something that fits locally in terms of relative size to the surrounding.*

New Guidelines

- Use existing and past development approvals to guide future review and approval process.
Proposed Guidelines

• Documents Existing Approved Uses
  ▪ Building size
  ▪ Occupancy
  ▪ Events
  ▪ More to be added

• Establishes Size, Scale and Intensity Parameters for Proposed Uses

• Provides Guidelines for Such Uses
Public Outreach Efforts

1. Two Outreach Meetings
   *February 25th (South County); and*
   *February 26th (East San Jose Foothills)*

2. Comments Consolidated and Reviewed

3. Staff Meeting with San Martin Neighborhood Alliance representatives *(March 16th)*
Community Input – Key Highlights

1. Local-serving Language
   • Not adequately defined in General Plan
   • Community feels strongly about retaining language

2. Statistical Approach based on a Flawed Data Set

3. Impacts may Increase
   • Traffic
   • Drainage
   • Water Quality
   • Noise
   • Visual Resources
   • Rural Character

4. Follow-through
Community Input - Not Too Big!!

VS.
Proposed Programmatic Solution

1. Strengthen General Plan Policy Language
   *Define Local Serving*

2. Revise Guidelines to Incorporate Additional Protections
   *Traffic, Floor Area Ratio, Impervious Surface Coverage*

3. Stricter Thresholds in Guidelines
   *Building Size, Occupancy, Traffic Generation and others*
## Current Medians

<table>
<thead>
<tr>
<th>Institutional Uses</th>
<th>Commercial Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 125 people</td>
<td>• 33 people</td>
</tr>
<tr>
<td>• 5,842 square feet</td>
<td>• 7,250 square feet</td>
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</tbody>
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**Others to Be Added:**
- Trips Generated
- Floor Area Ratio
- Impervious Surface Coverage
Example: Project Review Process

Below the Median
- Generally suitable
- Should meet all other requirements

Above the Median
- Design Project to Fall Below Thresholds of Guidelines
- Prepare a Rural Resources Impact Study
Retail Store Example

Current Policy
- Difficult to Implement
- No clarity

Proposed Approach
- Establishes Measurable Standards
- Easier to Implement and Enforce
Tentative Schedule

• 4/22/15 - San Martin Planning Advisory Committee

• 4/23/15 - Planning Commission

• May – Board of Supervisors
Questions and Comments

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