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

San Martin Planning Advisory Committee

April 22, 2015
Project Background – Rural Land Use Designations

Rural Base Districts:

- A. Exclusive Agriculture
- AR. Agricultural Ranchlands
- HS. Hillside
- RR. Rural Residential
Geographic Setting
Project Background – County General Plan
Rural Residential

Primary Uses
- Agricultural Related
- Single Family Residential
- Open Spaces

Support Uses
- Religious Institutions
- Community Care Facility
- Schools
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 General Plan “Local Serving” Intent and Principles

• Provide a Practical Approach to Implement Local Serving Intent
Public Process

1. Prepare Initial Approach and Present to the Community
2. Receive Public Comment
3. Revise Approach in Response to Comments
4. Conduct Initial Planning Commission Hearing
5. Public Hearings and Input
6. 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*)

4. South County Joint Planning Advisory Committee – Public Meeting *March 19, 2015*
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 Historic Approvals

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

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

VS.
Proposed Programmatic Solution

1. Change General Plan Policy Language to Clarify the Rural Qualities and Resources the “Local Serving” Policies are Intended to Preserve and Protect

2. Revise General Plan to Reflect the Use of Size, Scale and Intensity as Indicators of Impacts to Rural Qualities and Resources

3. Identify Clear Thresholds in Guidelines and Require Rural Resources Impact Report for Larger Projects

*Building Size, Occupancy, Traffic Generation, Floor Area Ratio, Impervious Surface Coverage*
1. General Plan and Zoning Ordinance – *Updated Language in Exhibit A*

2. Revise Guidelines – *Underway*
   - Further clarification on which use classifications are considered local serving
   - Data for trip generation and Floor Area Ratio has been collected and is being vetted
   - Guidelines are being revised to incorporate additional protections
Key Difference in Standards – Median as Thresholds

Commercial Uses Permitted in Rural Areas (1981-2014)

- Uses in A, A1, and HS Zones
- Uses in RR Zone

Commercial Uses Permitted in Rural Areas (1981-2014)

- A, AR, HS, and SMPA A1 Zones
- RR Zone
- Median Occupancy
- Median Square Footage
### Current Medians – All Rural Districts

<table>
<thead>
<tr>
<th>Institutional Uses</th>
<th>Commercial Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 55 people (daily average)</td>
<td>• 29 people (daily average)</td>
</tr>
<tr>
<td>• 123 people (events)</td>
<td>• 7,089 square feet</td>
</tr>
<tr>
<td>• 6,000 square feet</td>
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</tbody>
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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
School Example

Current Policy
- Difficult to Implement
- No clarity

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

• 5/27/15 - San Martin Planning Advisory Committee

• 5/28/15 - Planning Commission

• June – Board of Supervisors
Questions and Comments

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