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

Planning Commission

May 28, 2015
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 Commercial Use Permit Area
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) 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

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 Approach

• Documents Size, Scale, and Intensity of Existing Approved Uses
  ▪ Building size
  ▪ Occupancy
  ▪ Events
  ▪ Traffic
    ▪ *Floor Area Ratio (FAR) – removed after Planning Commission input*
    ▪ *Impervious Surface Coverage – no data*

• Establishes a 75th Percentile Threshold

• Additional Analysis of Criteria and Findings Required
Concept behind Standards

Commercial Uses Permitted in Rural Areas (1981-2014)

- A, AR, HS, and SMPA A1 Zones
- RR Zone
- Median Occupancy
- Median Square Footage
Current 75% threshold – (Rural Residential)

Institutional Uses

• Daily: 50 people
• Events: 250 people
• Building size: 6,000 square feet
Current 75% threshold – Other Rural Districts and Commercial Use Permit Area

<table>
<thead>
<tr>
<th>Institutional</th>
<th>Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Daily: 86 people</td>
<td>28 people</td>
</tr>
<tr>
<td>• Events: 340 people</td>
<td>-</td>
</tr>
<tr>
<td>• Building size: 15,179 square feet</td>
<td>10,075 sq. ft.</td>
</tr>
</tbody>
</table>
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
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 the Commercial Use Permit Area for San Martin
Example: Project Review Process

Below the 75%:
- Generally suitable
- Should meet all other requirements

Above the 75%:
- Additional analysis required
- Must meet additional findings, and minimize impacts to rural resources
School Example

Current Policy
- Difficult to Implement
- No clarity

Proposed Approach
- Establishes Measurable Standards
- Easier to Implement and Enforce
Public Outreach Efforts

1. Two Outreach Meetings
   February 25\textsuperscript{th} (South County); and
   February 26\textsuperscript{th} (East San Jose Foothills)

2. Comments Consolidated and Reviewed

3. Staff Meeting with San Martin Neighborhood Alliance representatives (March 16\textsuperscript{th})

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

5. San Martin Planning Advisory Committee Meeting – April 22, 2015

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