



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

Planning Commission

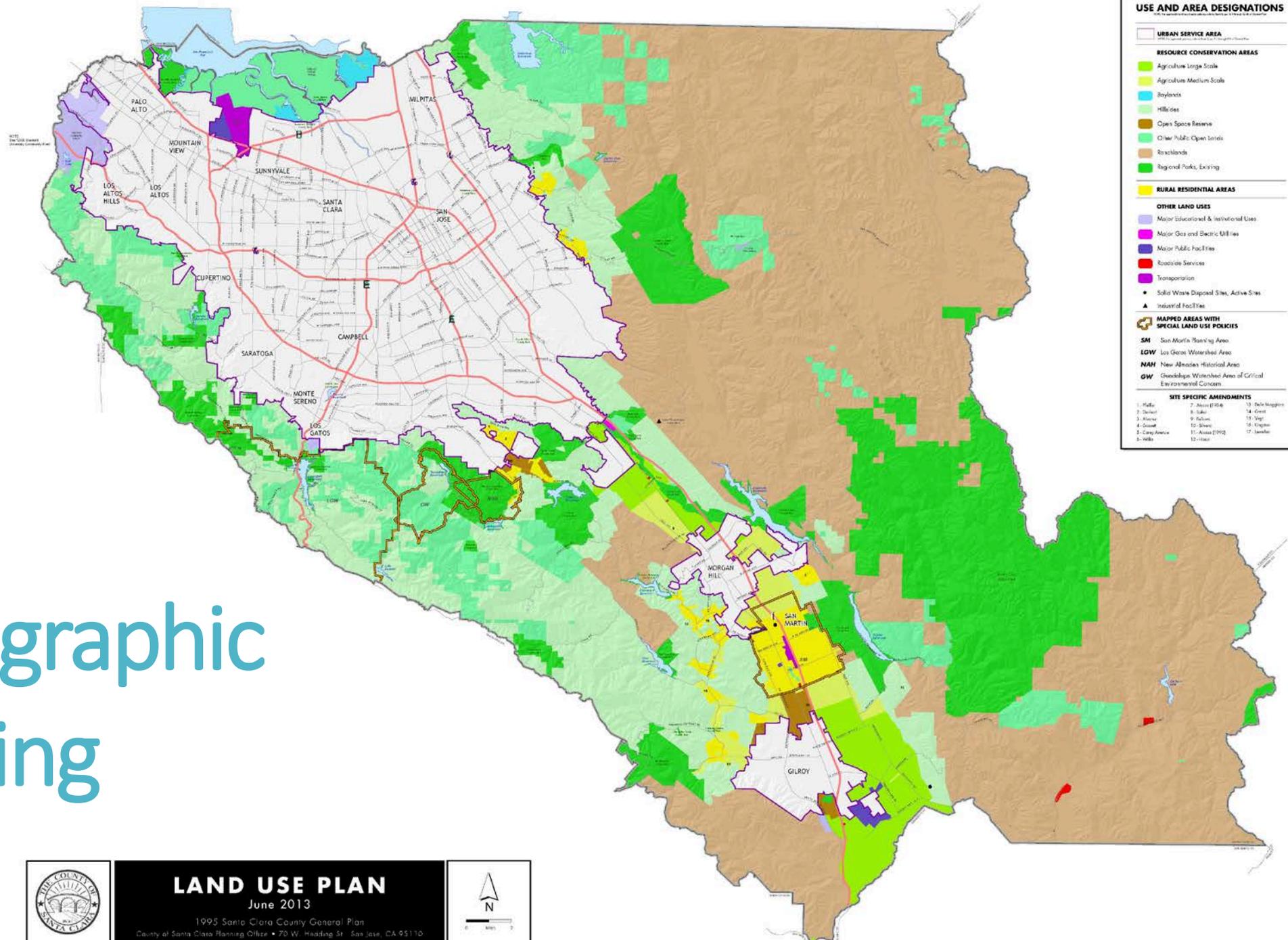
May 28, 2015

Project Background – Rural Land Use Designations

Rural Base Districts:

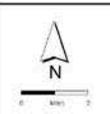
- A. Exclusive Agriculture
- AR. Agricultural Ranchlands
- HS. Hillside
- RR. Rural Residential
- A1. General Use of San Martin Commercial Use Permit Area

Geographic Setting



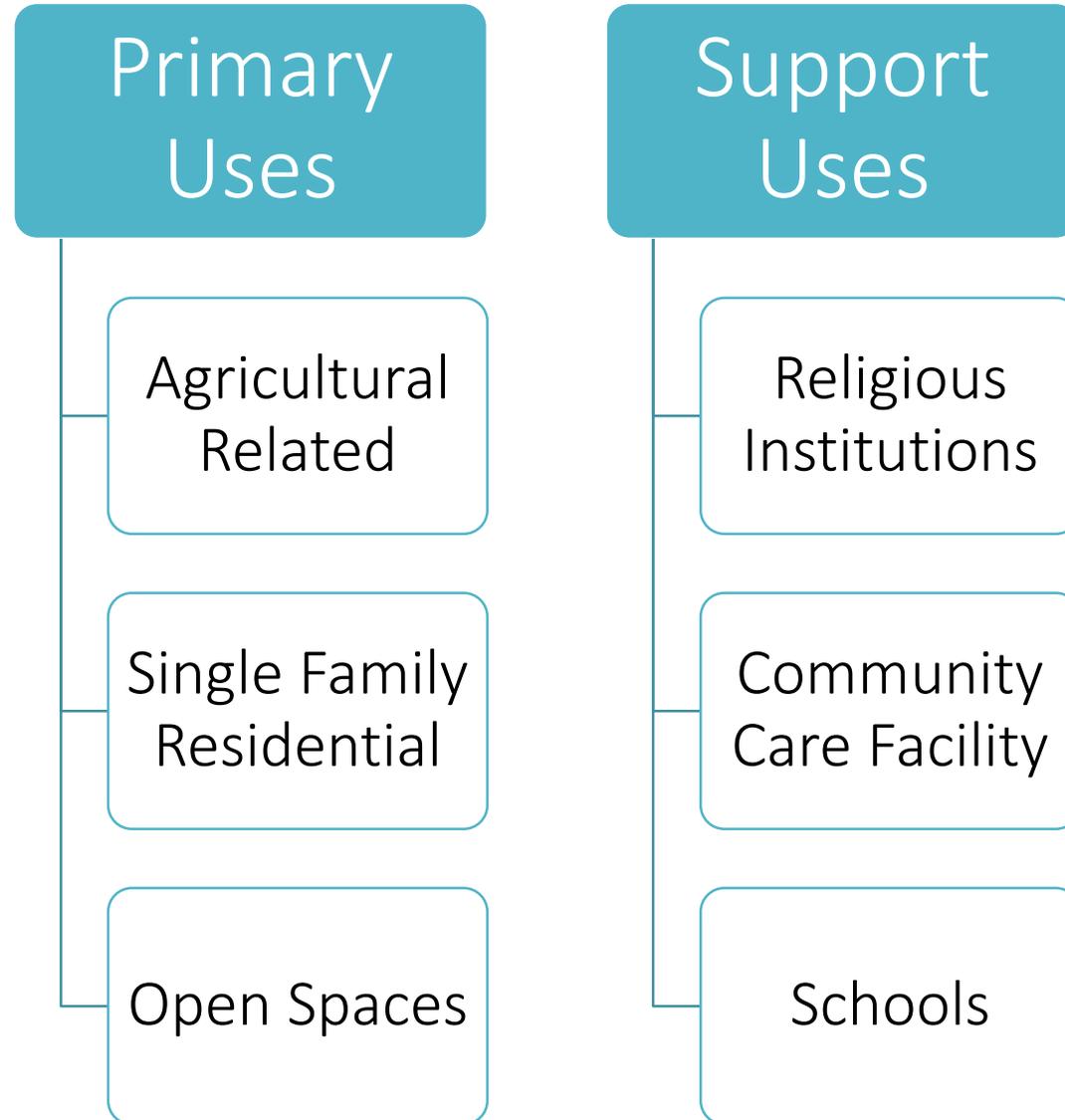
LAND USE PLAN June 2013

1995 Santa Clara County General Plan
County of Santa Clara Planning Office • 70 W. Harding St. San Jose, CA 95110



Project Background – County General Plan

Rural Residential



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.

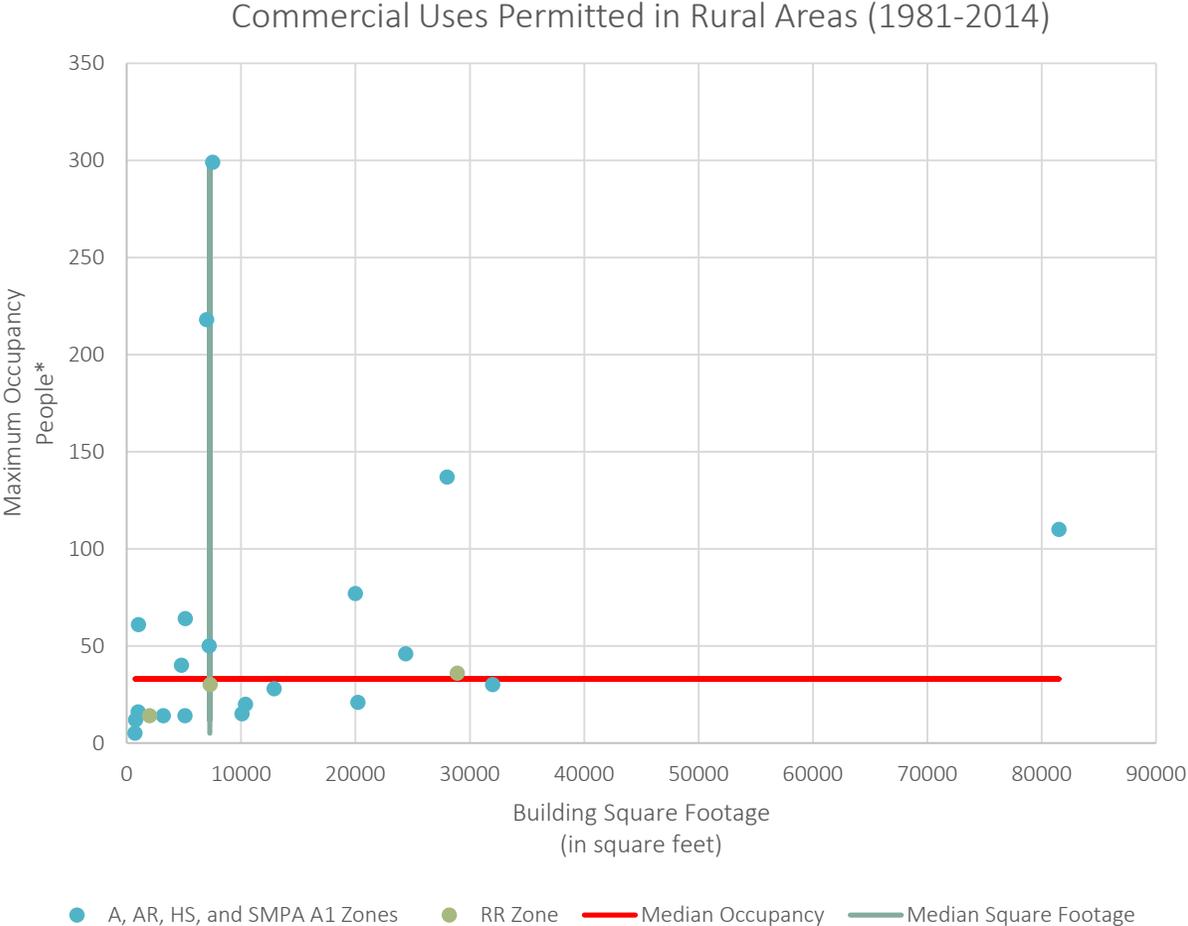
Public Process



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



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

Institutional

Commercial

- | | |
|-------------------------------------|----------------|
| • Daily: 86 people | 28 people |
| • Events: 340 people | - |
| • Building size: 15,179 square feet | 10,075 sq. ft. |

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

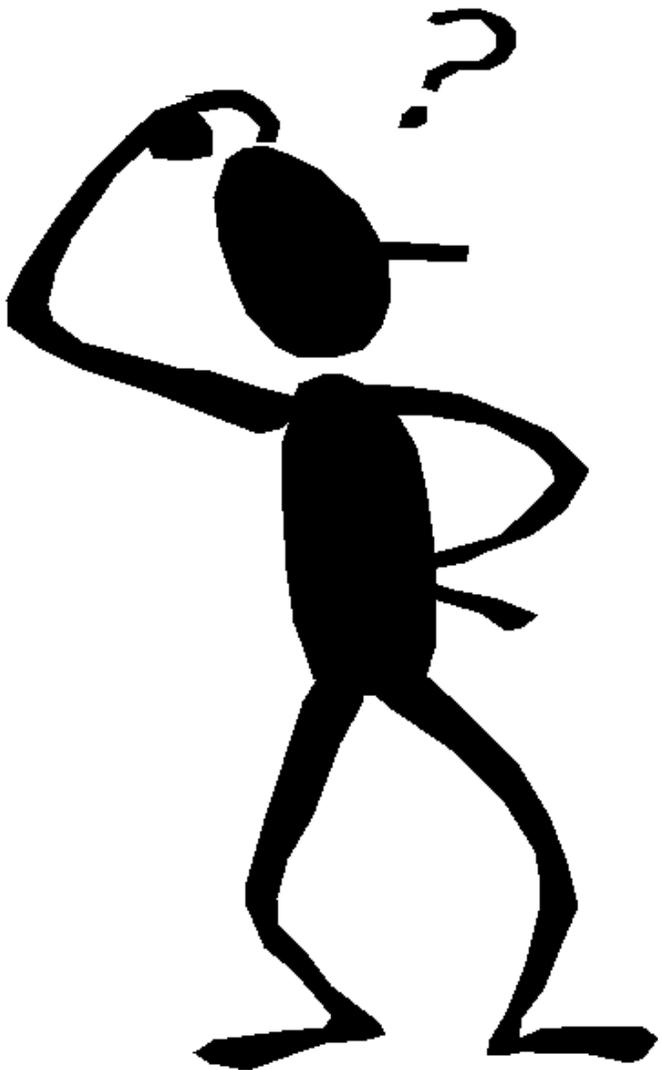
Below
the 75%

- 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 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*

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

6. *Planning Commission Meeting – April 23, 2015*

Questions and Comments

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