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

San Martin Planning Advisory Committee

July 22, 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
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.
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
  ▪ People
    ▪ Event Frequency
    ▪ Average Daily Traffic (ADT) (function of use and square footage)
    ▪ Floor Area Ratio (FAR) – removed after Planning Commission input
    ▪ Impervious Surface Coverage – no data

• Establishes a 66th or 75th Percentile Threshold

• Additional Analysis of Criteria and Findings Required
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
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
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 San Martin Use Permit Areas
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 1 (Combined 75th Percentile)</th>
<th>Option 2 (Separate RR – 75th Percentile)</th>
<th>Option 3 (Combined 66th Percentile)</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Rural Residential Only</td>
<td>All Other Rural Districts</td>
<td></td>
</tr>
<tr>
<td>Daily (people)</td>
<td>50</td>
<td>50</td>
<td>70</td>
</tr>
<tr>
<td>Events (people)</td>
<td>250</td>
<td>220</td>
<td>320</td>
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<tr>
<td>Building Size</td>
<td>7,890</td>
<td>6,510</td>
<td>8,480</td>
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## Commercial Thresholds

<table>
<thead>
<tr>
<th></th>
<th>75&lt;sup&gt;th&lt;/sup&gt; Percentile</th>
<th>66&lt;sup&gt;th&lt;/sup&gt; Percentile</th>
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</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>
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</table>
Staff Recommendations

Recommend to the Planning Commission/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. Separate Rural Residential Institutional Uses OR Combine all Institutional Uses
   b. Use 66th or 75th percentile values
Questions and Comments

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