

7/10

Study Session #2

STUDY SESSION
ITEM 18-286

7/10/18

City of Santa Clara

City Council Meeting – July 10, 2018

Study Session: Zoning Code Update

Study Session



City of
Santa Clara
The Center of What's Possible

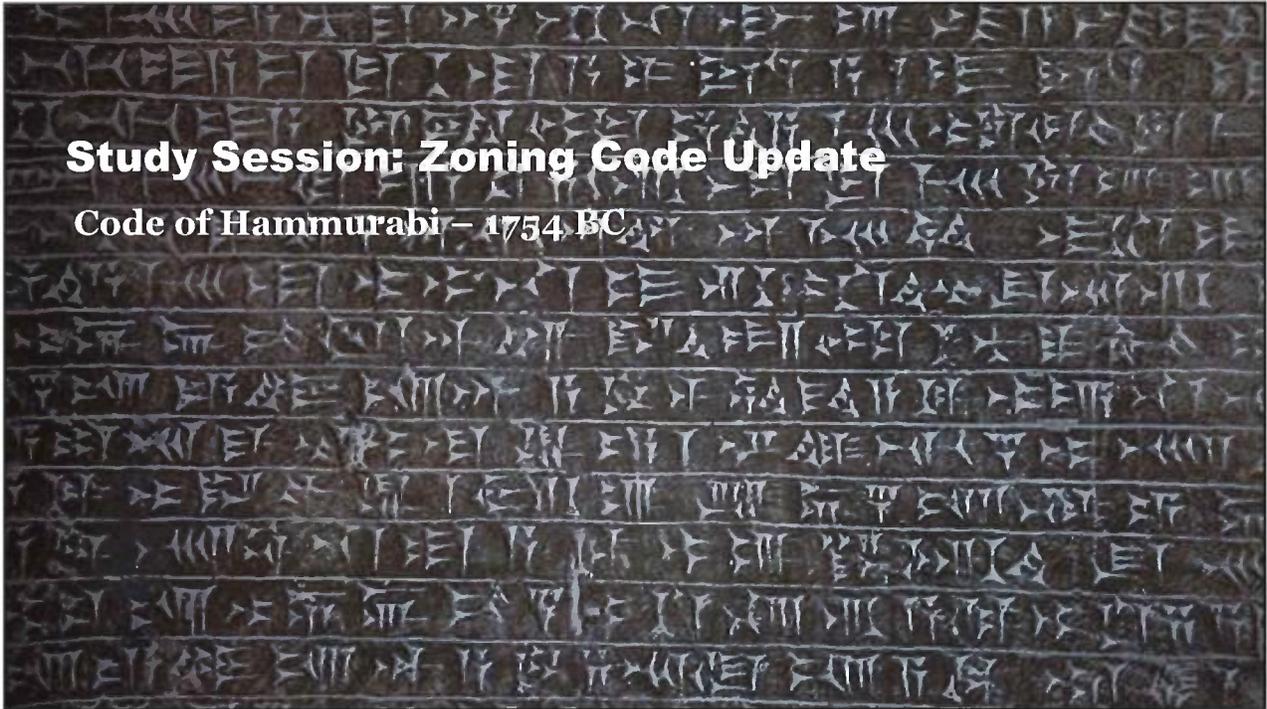
Study Session: Zoning Code Update

Study Session Outcomes

- Provide project overview
- Present summary of stakeholder input
- Receive City Council input on proposed changes

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POST MEETING MATERIAL₁





City of Santa Clara
The Center of What's Possible

Study Session: Zoning Code Update
City of Santa Clara Zoning Code – 1969







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Study Session: Zoning Code Update

City of Santa Clara Zoning Code – 1969

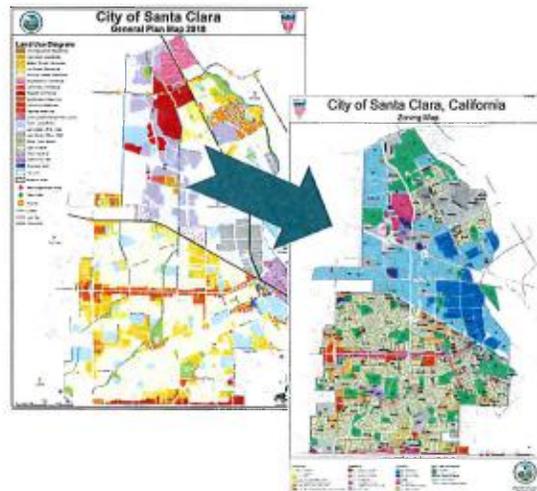
- Multiple amendments to single sections of the Code over 49 years



Study Session: Zoning Code Update

Goals for the Update

- Modernize document
 - Format & Style
 - Word Choices
- Align with General Plan
- Fix known problems
- Provide consistency
- Incorporate stakeholder input



Study Session: Zoning Code Update

Update Timeline



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Study Session: Zoning Code Update

City's Consultant: Mintier Harnish and Jacobsen & Wack

- Expertise in Zoning Code Updates
- Worked extensively throughout California
- Will provide an overview of proposed Zoning Code contents and organization
- Will summarize Stakeholder input

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Study Session: Zoning Code Update

Proposed Table of Contents

Article 1: Purpose and Applicability

Article 2: Zones, Allowable Uses, and Development Standards

Article 3: Site Planning and General Development Standards

Article 4: Standards for Specific Land Uses

Article 5: Nonconformities

Article 6: Permit Processing Procedures

Article 7: Zoning Code Administration

Article 8: Definitions



Study Session: Zoning Code Update

Article 1: Purpose and Applicability of the Zoning Code

- Purpose and authority
- Relationship to General Plan
- Relationship to other ordinances
- Zoning map and zones
- Procedures for interpretation
- Uses not classified

Chapter 18.02 – Purpose and Applicability of Zoning Code

18.02.010 – Title

18.02.020 – Purpose and Authority

18.02.030 – Relationship to General Plan

18.02.040 – Relationship to Other Ordinances

18.02.050 – Relationship to General Plan

18.02.060 – Policy, Purpose and Intent

18.02.070 – Effect of Zoning Code Amendments on Maps and Programs

18.02.080 – Severability

18.02.090 – Short Title

18.02.010 – Title

The title of the Santa Clara City Code, ZCC, containing the City zoning code shall be "Santa Clara Zoning Code" and referred to as the "Zoning Code."

18.02.020 – Purpose and Authority

A. Purpose. The Zoning Code is enacted to carry out the policies of the General Plan and to protect the public health, safety, and general welfare of the City.

B. Authority. The Zoning Code is enacted to carry out the policies of the General Plan and to protect the public health, safety, and general welfare of the City.

C. Relationship to General Plan. The Zoning Code is enacted to carry out the policies of the General Plan and to protect the public health, safety, and general welfare of the City.

D. Relationship to Other Ordinances. The Zoning Code is enacted to carry out the policies of the General Plan and to protect the public health, safety, and general welfare of the City.

E. Policy, Purpose and Intent. The Zoning Code is enacted to carry out the policies of the General Plan and to protect the public health, safety, and general welfare of the City.

F. Effect of Zoning Code Amendments on Maps and Programs. The Zoning Code is enacted to carry out the policies of the General Plan and to protect the public health, safety, and general welfare of the City.

G. Severability. The Zoning Code is enacted to carry out the policies of the General Plan and to protect the public health, safety, and general welfare of the City.

18.02.090 – Short Title

The title of the Santa Clara City Code, ZCC, containing the City zoning code shall be "Santa Clara Zoning Code" and referred to as the "Zoning Code."

Table 18.02.01 – ZONES MAPLINE AND THE GENERAL PLAN

Zone Name	Allowed Density or Intensity	Corresponding General Plan Land Use Designation	Consistent with General Plan
Residential Single-Family			
RS1	Single-Family Detached	Single-Family Residential	
RS2	Single-Family Attached	Single-Family Residential	
RS3	Medium Density Residential	Medium Density Residential	
RS4	High Density Residential	High Density Residential	
Commercial			
CO1	Community Commercial	Community Commercial	
CO2	Neighborhood Commercial	Neighborhood Commercial	
CO3	Regional Commercial	Regional Commercial	
Industrial			
I1	Light Industrial	Light Industrial	
I2	Medium Density Industrial	Medium Density Industrial	
I3	High Density Industrial	High Density Industrial	
Public Use			
PU1	Public-Use Public	Public-Use Public	
PU2	Public-Use Space	Public-Use Space	

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Article 2: Zoning Districts

- Purpose Statements
- Zones
 - Residential
 - Commercial
 - Mixed Use
 - Office/Industrial
 - Special Purpose
 - Overlay Zones
- Development Standards
- Land Uses and Permit Requirements
- Other Applicable Regulations



Table 2-1 Residential Zones
Adopted: Ordinance 18-01-001
Permit Requirements: Ordinance 18-01-001

Land Use	Residential Zones						Additional Regulations
	RE-CL	RE-ML	RE-NS	RE-SS	RE-SS	RE-SS	
Dwelling, Accessory Unit	P	P	P	P	P	P	Ordinance 18-01-001
Dwelling, Multi-Family							Ordinance 18-01-001
Dwelling, Second Unit							
Dwelling, Single-Family							
Dwelling, Two-Family							
Guest House							
Home Occupation	P	P	P	P	P	P	Ordinance 18-01-001
Live/Work, Light							Ordinance 18-01-001
Mobile Home Park							Ordinance 18-01-001
Operational/Industrial							
Specialty Housing							Ordinance 18-01-001
Transitional Housing							Ordinance 18-01-001
AA&A Day Health Care Center							
Family Day Care Home, Small							Ordinance 18-01-001
Family Day Care Home, Large							Ordinance 18-01-001
Community Care Facilities, Small							
Community Care Facilities, Large							
Emergency Shelter							Ordinance 18-01-001
Assisted Living Facilities for the Elderly, Small							Ordinance 18-01-001
Assisted Living Facilities for the Elderly, Large							Ordinance 18-01-001
Artistic Uses							
Community Gardens							
Parks and Public Facilities							
Private Residential Care							City Code Chapter 17.28
Stables							
Resource Processing and Restoration							
Resource Processing and Restoration							
Public/Private Academic Schools							
Parks and Recreation							
Public Safety Facilities							
Warehouses							
Telecommunications							Ordinance 18-01-001

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Article 3: Site Planning and General Development Standards

- Height
- Setbacks
- Yard measurements
- Parking
- Landscaping
- Accessory structures
- Fences
- Signs



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Article 4: Standards for Specific Land Uses

- Accessory dwelling units
- Home occupations
- Mobile food vendors
- Residential care facilities
- Wireless telecommunication facilities

Article 5: Nonconformities

- Nonconforming uses
- Nonconforming structures



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Article 6: Permit Processing Procedures

- Site plan and design review
- Temporary use permits
- Conditional use permits
- Variances
- Zoning clearances

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Article 7: Zoning Code Administration

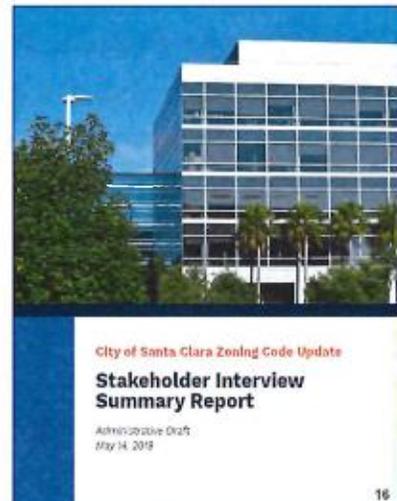
- Administrative responsibilities
- Amendments
- Appeals
- Development agreements
- Permit modifications
- Public notices.

Article 8: Definitions

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Stakeholder Input

- Stakeholder Interviews:
November 14 -16, 2017
- Seven primary categories of input:
 - Simplification and Modernization
 - Restructure Administrative Procedures
 - Signs
 - Parking
 - Planned Developments
 - Architectural Overlay Zones
 - Single Family Regulations



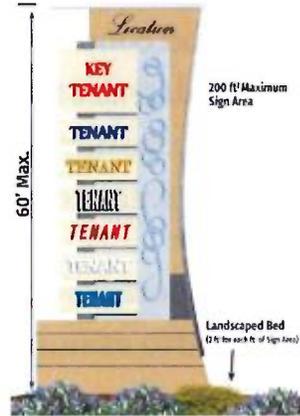


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Update General Development Standards: Sign Regulations

- Time limits for posting sign types
- Allowable sign setbacks
- Approval requirements for secondary frontage signs
- Sign program variances
- Updated graphics where necessary

“The sign regulations are really confusing and not user-friendly.”

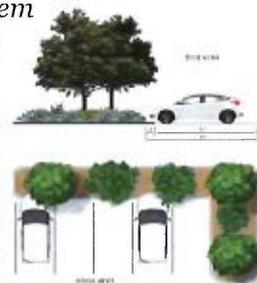


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Update General Development Standards: Parking Standards

- Recreational vehicle parking
- Compact parking
- EV parking
- Illustrative examples

“The City needs parking standards for current development types. Possibly allow tandem and shared parking where applicable.”





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Planned Developments

- Update Planned Development Permit and Process
- Modernize District development standards, relying less on Planned Developments
- Limited use to establish unique Development Standards where warranted

“Planned Developments are used too often, causing spot zoning across the City.”



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Special Zones

- Incorporate Specific Plan Districts
- New stand-alone or overlay zones for special areas in the City (i.e., Old Quad, Mid-Century Modern Mackay neighborhoods)

“The Old Quad should be treated differently, with different development standards and design guidelines to preserve the historic architecture.”

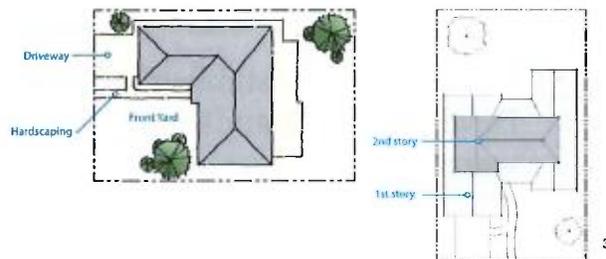




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Single Family Zones

- Revise Minor Modification requirements
- Codify Single-Family Design Guidelines
- Reduce restrictions on additions
- Allow larger garages
- Extend maximum lot coverage
- Prohibit vehicle repair as home occupation



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Additional Stakeholder Feedback

- Increase outdoor dining seating
- Provide development standards for drive-thru uses
- Provide flexible standards for mobile food trucks



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Council Input

- Comments on project scope and overall direction?
- Concerns with topics raised by stakeholders?
- Additional topics to address?

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