

7/16/24

Item #6




City Council
July 16, 2024

Item # 6 RTC 24-600
Adoption of Zoning Code Map,
Associated General Plan
Amendments, & Zoning Code
Clean-Up Ordinance

Reena Brilliot
Acting Director of Community Development

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Zoning Code Update Implementation



City of Santa Clara
The Center of What's Possible

Agenda

1. Background
2. Zoning Map Adoption
3. Associated General Plan Amendments
4. Zoning Code Clean-up
5. Recommendation

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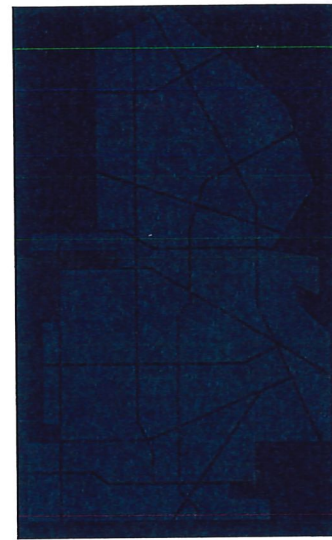
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POST MEETING MATERIAL


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Planning Process & Tools

- Advance Planning — plans for future
 - General Plan is a parcel-by-parcel citywide plan
 - Specific/Precise Plans are neighborhood plans
- Current Planning — practice of analyzing specific development proposals or uses on a site

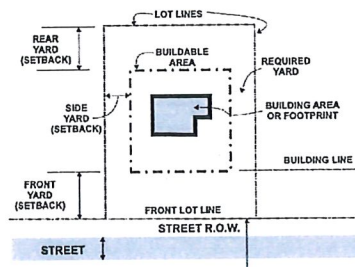


Elements of Zoning

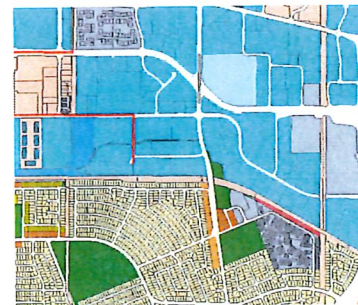


Development Features (minimum) (maximum) (in feet ft.)	R1-1L	R1-4L	R2	R3	R4	R4.5	R5	R6
• Triplex	20	20	15	13	12	10	10	10
• Side, Corner	5	5	10	10	13	12	13	13
• Side, Waller	5	5 and 9	5	5	13	13	13	5
• Two, Single-story	20	20	13	13	30	25	25	25
• Two, Single-story	20	20	15	15	20	20	20	20
• Single-family detached	20	20	20	20	25	20	20	20
• Single-family attached	20	20	32	32	32	32	32	32
• Single-family attached (other zones)	32	32	32	40	40	60	100	200
Number of stories and lot height (ft.)	All structures adjacent to R1 and R2 zones shall adhere to a 2.5-degree height limit of the proposed lot to maintain a compatible transition between structures.							
Number of stories	3	3	3	3	4	5	12	23
Lot area (sq. ft.)	11,100	13,100	8,410	20,500	21,500	14,000	13,100	13,100
Front setback (ft.)	None	None	None	10	10	10	10	10

Zoning Code



Development Standards



Zoning Map

Zoning should implement the form and function of the General Plan



Zoning Code Update – Purpose

The goal of the Zoning Code Update process is to develop a more up-to-date, relevant Zoning Code that fully aligns with the City's General Plan and with recent changes in State law.



Zoning Code Update

Santa Clara Timeline

Zoning Code Implementation Steps

- December 19, 2023 City Council Adoption of Zoning Code Update
- January 9, 2024 2nd Reading of Ordinance
- February 9, 2024 Zoning Code Update's New Single Family Zoning District standards & New Processes Section took effect
- July 16, 2024 Adoption of Zoning Code Map
- August 16, 2024 Remaining New Zoning Districts & Standards take effect

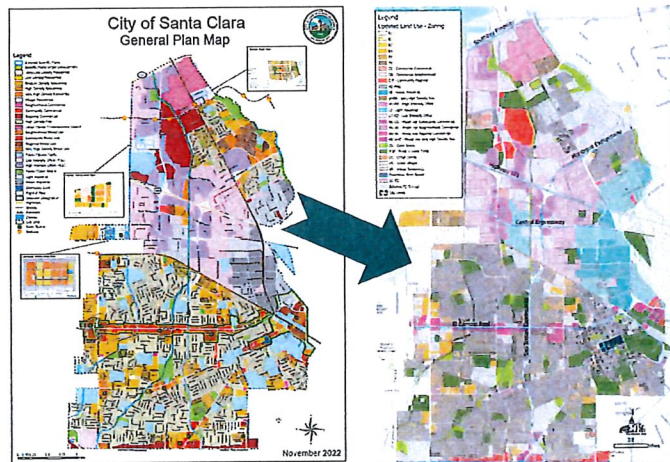


Zoning Code Map Adoption



Requirement for General Plan Consistency

- State law requires Zoning and General Plan match (SB1333)
- Adoption of Zoning Map applies zoning districts that are consistent with General Plan designations to individual parcels.
- New Zoning Code Update Districts: Mixed-use, Office, Industrial, High Density Residential (in Specific Plans), and Public/Quasi-Public





Associated General Plan Amendments

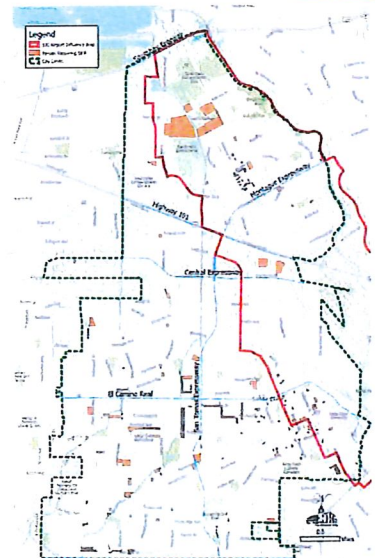
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General Plan Amendments

- To comply with State law (SB 330) & maintain residential capacity, GP Amendments are proposed:
 - Duplex & multi-family parcels designated consistent with existing or zoned development densities: 482
- General Plan Amendments are being proposed (where necessary) to match existing uses:
 - Parcels with public uses designated PQP: 88
 - Parcels designated Creek Channels and Rights-of-Way: 37



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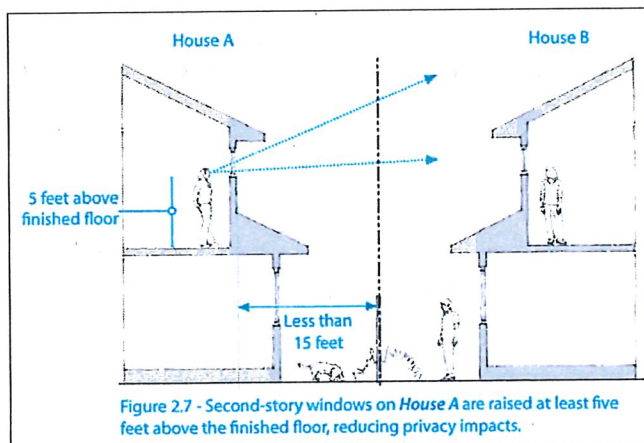


Zoning Code Clean-up



Zoning Code Cleanup Actions (cont'd)

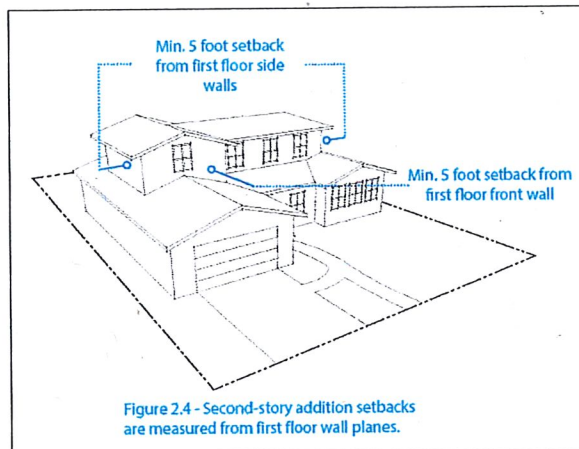
- The Zoning Code Update Allows detached ADUs up to 1.5 stories
- Clean-up proposal adds requirement for a five-foot sill height for ADU windows above the ground floor that face neighboring properties
- Clarification that for one-story detached ADUs, 18' is the max height





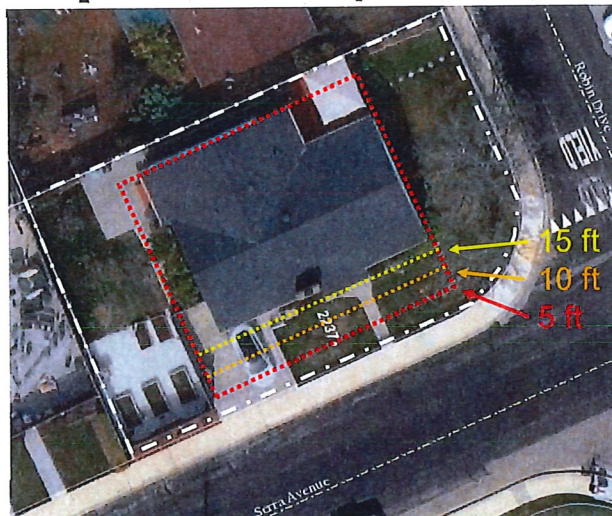
Zoning Code Clean-up Actions

- Codifying single-family second-story front and side setbacks (also known as stepbacks), so they are consistent with the City's adopted residential design guidelines



Zoning Code Cleanup Actions (cont'd)

- Changing the side corner lot setback (exterior), from 5 feet to 10 feet to provide a more comfortable interface with the building and the sidewalk
 - 15 feet was required in the classic code





Zoning Code Cleanup Actions (cont'd)

- Zoning Standards to allow and regulate Mobile Food Vending to operate on private property
 - Must adhere to operational standards
 - Depending on number of hours of operation, may require a zoning clearance or Minor Use Permit
- Must still obtain permit from Police under Chapter 5.05 (Solicitors / Peddlers)



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Planning Commission Discussion

- Property owner of 1570 Lafayette Street spoke indicating interest in starting a potential daycare.
 - The property has a commercial building and zoned CT Commercial Thoroughfare but has a General Plan designation of Very Low Density Residential.
 - As part of the Zoning Map adoption the property is proposed to be rezoned to R-1-6 so it is consistent with the General Plan.

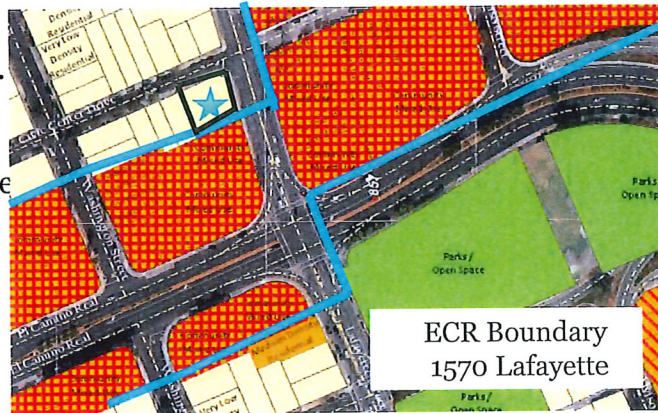
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Planning Commission Discussion

- Planning Commission recommended 1570 Lafayette St. be added to the El Camino Real Specific Plan boundary and change the General Plan land use to:
 - Corridor Residential (26-45 DU/AC OR stand alone commercial with uses that promote pedestrian activity).



Current General Plan Map

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Planning Commission & Staff Recommendation

1. Adopt a Resolution to Amend the General Plan to maintain residential densities consistent with state law.
2. Direct staff to include, as part of a forthcoming agenda item on the El Camino Specific Plan, an option for the Council to include the parcel at 1570 Lafayette Street within the boundaries of the Plan Area.
3. Waive First Reading and Introduce an Ordinance to Amend Title 18 ("Zoning") of the Santa Clara City Code (the Zoning Code "Cleanup" Ordinance), including changes to single-family setbacks to be consistent with the City's adopted Residential Design Guidelines.
4. Adopt a Resolution to amend the Zoning Code Map consistent with the City's General Plan land use diagram.

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