



# AGENDA

## BOARD OF SUPERVISORS SANTA CLARA COUNTY

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## MEMBERS OF THE BOARD

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Blanca Alvarado	District 2
Pete McHugh	District 3
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Liz Kniss	District 5

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Clerk of the Board of  
Supervisors  
(408) 299-5001

**Liz Kniss, Chair**  
**Board of**  
**Supervisors**

**August 31, 2005 - 9:30 AM**

Welcome to the Meeting of the Board of Supervisors of the County of Santa Clara and sitting as the Governing Board of all Special Districts, The Fire Districts, The Financing Authority, Public Authority of Santa Clara County, Vector Control District, and Sanitation District Number 2-3.

To help you understand, follow, and participate in the meeting, the following information is provided:

Persons wishing to address the Board on a regularly scheduled item on the agenda are requested to complete a request to speak form and place it in the tray located near the speaker's podium for the purpose of the record. (Government Code Section 54953.3). Individual speakers will be called to the podium by the Chair and are requested to limit their comments to three minutes. Groups of speakers on a specific item are asked to limit their total presentation to a maximum of twenty minutes for each side of the issue. NOTE: The Chair may limit the number or duration of speakers on a matter. (Board Policy Manual, Section 3.5).

NOTE: If you are lobbyist, complete the Lobbyist Declaration on the reverse side of the request to speak form.

Items with an asterisk (\*) in front of the number are on the consent calendar and may be voted on in one motion at the beginning of the meeting. If you wish to discuss any of these items, please complete a request to speak form and place it in the tray near the podium. Items that

contain ordinance proposals may be adopted on the consent calendar and the ordinance titles are read into the record by the Chair or Clerk of the Board.

All reports and supporting material are available for review on the internet at **[www.sccgov.org/agenda/home](http://www.sccgov.org/agenda/home)** and in the Office of the Clerk of the Board of Supervisors the Thursday, Friday, and Monday before the meeting. This information is also available on the table in the rear of the Board Chambers the day of the meeting.

In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Clerk of the Board's Office 24 hours prior to the meeting at (408) 299-5001, TDD (408) 993-8272.

### Land Use Workshop

. The Board of Supervisors' Land Use Workshop will convene in the Woodside Room at the Hyatt San Jose Airport, 1740 North First Street, San Jose, at 9:30 a.m., with a recess for lunch at approximately 12:00 p.m., and subsequently reconvene for the afternoon session.

1. Public comment. (This item is reserved for persons desiring to address the Board on any matter not on this agenda.) Members of the public who wish to address the Board on any item not listed on the agenda should complete a request to speak form and place it in the tray near the podium. The Chair will call individuals to the podium in turn. Speakers are limited to one minute. The law does not permit Board action or extended discussion of any item not on the agenda except under special circumstances. If Board action is requested, the Board may place the matter on a future agenda. All statements that require a response will be referred to staff for reply in writing.

2. Welcome and opening remarks by Board Members.



3. Overview by Staff including status of Planning Department work plan items and staffing.

Supp. Info. No. 1- Transmittal from Jody Hall Esser dated August 31, 2005 (Miscellaneous)  
Supp. Info. No. 1A - Attachment A - Status Report on Work Plan and Staffing  
(Miscellaneous)



4. Under advisement from April 19, 2005 (Item No. 64): Consider issues relating to the Santa Clara County Viewshed.

- a. Accept Addendum to the Viewshed Report accepted by the Board on April 19, 2005.
- b. Discuss and confirm existing high priority status of "Viewshed Protection" work plan item OR assign alternative priority.
- c. Direct Planning Office staff to develop draft policies, ordinances, guidelines, and procedures to implement preliminary recommendations outlined in the Viewshed Report including proposed additions/modifications agreed by the Board.
- d. Direct staff to conduct appropriate public and community outreach and report back to the Board of Supervisors with recommended policy and implementation plan by Summer 2006 and provide quarterly off-agenda reports on progress/project status.

- e. Direct staff to report back to the Board within 90 days identifying a proposed work plan and schedule for accomplishing activities directed, if matter is confirmed as a high priority.

Supp. Info. No. 1 - Transmittal from Jody Hall Esser dated August 31, 2005 (Miscellaneous)

Supp. Info. No. 1A - Addendum to Viewshed Report (Miscellaneous)

Supp. Info. No. 1B - MROSD and OSA Map (Miscellaneous)

Supp. Info. No. 1C - Memo from Michael Lopez dated April 19, 2005 (Miscellaneous)

Supp. Info. No. 1D - Survey of Model Ordinances (Miscellaneous)

Supp. Info. No. 1E - Open Space Action Program (Miscellaneous)

Supp. Info. No. 1F - Countywide Viewshed Analysis (Miscellaneous)

Supp. Info. No. 1G - Memo from Supervisors Alvarado and Beall dated February 10, 2005 (Miscellaneous)

Supp. Info. No. 1H - Morgan Hill ULL Greenbelt Study (Miscellaneous)



5. Under advisement from May 24, 2005 (Item No. 65): Consider issues relating to House Size Regulations ("Monster Home") and related development matters.

- a. Approve recommendations regarding House Size Regulations ("Monster Homes") and related development issues outlined in report or otherwise direct Administration to take action regarding:

- 1. House size regulations
- 2. Ridgeline policy and development
- 3. Service costs related to development in the foothills.

- b. Direct staff to initiate steps outlined in report and report back to the Board

within 90 days identifying a proposed work plan and schedule for

accomplishing activities directed if matter is deemed high priority.

Supp. Info. No. 1 - Transmittal from Jody Hall Esser dated August 31, 2005 (Miscellaneous)

Supp. Info. No. 1A - Table of House Size in SCC Cities (Miscellaneous)

Supp. Info. No. 1B - Summary of Responses to Board Referral (Miscellaneous)

Supp. Info. No. 1C - Discussion and Background Report re Board Referral (Miscellaneous)

Supp. Info. No. 1E - Memo from Michael Lopez dated March 8, 2005 (Miscellaneous)

Supp. Info. No. 1D - Memorandum from Mike Lopez dated January 25, 2005 (Miscellaneous)



6. Under advisement from June 7, 2005 (Item No. 38c): Consider issues relating to Urban Pocket Development Standards and Island Annexations.

- a. Accept report regarding Urban Pocket Development Standards and Pocket Annexations.
- b. Direct the Planning Office to commence work efforts identified in the Planning Work Plan item titled "Development Standards for Pockets."

**OR**

- c. Direct staff to prepare a draft Resolution of Intent regarding future efforts to conduct coordinated planning with Cities and the Local Agency Formation Commission (LAFCO) regarding pockets development standards and annexation strategies.

Supp. Info. 1 - Transmittal from Jody Hall Esser dated August 31, 2005 (Miscellaneous)  
Supp. Info. No. 1A - Development Standards Options Pros and Cons (Miscellaneous)



7. Under advisement from May 3, 2005 (Item No. 20): Consider issues relating to cell phone tower development regulations.

- a. Accept report regarding cell phone tower development regulations.
- b. Direct the Planning Office to pursue one of the following options:
  - 1. Prepare a revised ordinance with a high, medium or low priority, and provide a report outlining a schedule and steps for completion of the ordinance to the Housing, Land Use, Environment, and Transportation Committee on October 20, 2005.

**OR**

- 2. Undertake additional efforts as outlined in Item No. 4 in the Background section.

**OR**

- 3. Direct the Planning Office to continue using existing ordinances and procedures in the evaluation and processing of new applications for cell tower development.

Supp. Info. No. 1 - Transmittal from Jody Hall Esser dated August 31, 2005 (Miscellaneous)  
Supp. Info. No. 1A - Various Jurisdictions' Requirements and Conditions (Resolution)



8. Under advisement from August 2, 2005 (Item No. 54): Consider issues relating to Evaluating Groundwater Supply for New Development in Rural Areas.

- a. Accept report on Evaluating Groundwater Supply for New Projects in Rural Areas.
- b. Direct the Planning Office to:
  - 1. Further evaluate options for creating a groundwater resources policy or ordinance for new residential and non-residential projects in rural areas and designate the associated work as a high, medium or low priority, and provide a report outlining a schedule and steps for completion of the policy or ordinance to the Housing, Land Use, Environment, and Transportation Committee on October 20, 2005.

**OR**

2. Direct the Planning Office to continue using existing practices and procedures for evaluating water supply and groundwater resources with respect to new residential and non-residential projects in rural areas.

Supp. Info. No. 1 - Transmittal from Jody Hall Esser dated August 31, 2005  
(Miscellaneous)

Supp. Info. No. 1A - Department of Water Resources Report (Miscellaneous)

9. Concluding remarks by Board Members.

### **Closing**

10. Announce date and time for closed session to discuss items noticed pursuant to the Brown Act