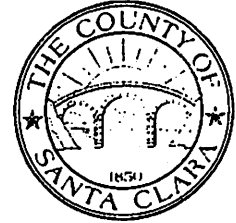


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# County of Santa Clara

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August 7, 2006

## Memorandum to File

### 8630-00-00-03CP-06GP-06Z SANTA CLARA COUNTY

Continued Public hearing to consider Viewshed Study and Plan recommendations including (a) General Plan text amendment to the Growth & Development Chapter, regarding policies for design review, grading, steep slopes, and ridgeline development issues; (b) Zoning Ordinance text amendments to Chapters 5.50, Design Review 3.20 "-d" Combining Zoning Districts, and 1.30 Definitions; and (c) zone changes to apply the -d1, Design Review Combining Zoning District to certain affected parcels. Maps and lists of affected parcels available within staff reports and from Planning Office website, [www.sccplanning.org](http://www.sccplanning.org).

At the August 3, 2006 Planning Commission hearing, the Commission voted to:

1. Forward a favorable recommendation to the Board of Supervisors to:
  - a. Adopt the proposed General Plan Amendment (GPA), as amended to exclude the alternative ridgeline development policies on Page K-18 and the implementation recommendation; and,
  - b. Change wording of R-GD 33 "... imposed through Design Review or other discretionary approval may include, ..." to read, "... imposed through Design Review or other discretionary approval *shall* include, ..."
2. Forward a favorable recommendation to the Board of Supervisors to adopt zoning ordinance text amendments:
  - a. Item 7, Addendum, Revision to proposed floor area definition, adding "Where the vertical distance between any floor and the ceiling above exceeds 15 feet, floor area shall be counted twice."; and,
  - b. Add a sentence to subsection G.) Page 5, to determine how staff will determine whether or not a site is visible: "all available means of evaluating the visibility or invisibility of a site will be utilized, including but not limited to Geographic Information System (GIS) analysis, site visits, story poles, if necessary to assist in visualization, as well as photography or other means of visual simulation."
3. Forward a favorable recommendation to the Board of Supervisors to adopt zoning map amendments to apply the "-d1" Design Review combining zoning district to candidate parcels identified within the "Primary Viewshed" areas, only.
4. Forward a favorable recommendation to the Board of Supervisors to support the concept that as of the effective date of any new regulation, any project for which single

building site approval and/or grading approval has been granted be allowed to develop in the approved location, but the building would be subject to new zoning regulations that become effective prior to building permit issuance.

Additionally, the Commission discussed the recommendation that the County evaluate the viewshed-related Zoning Ordinance text amendments, Zoning Map amendments, and Design Guidelines within 18-24 months following adoption and implementation, to consider any changes that may be appropriate to enhance effectiveness, provide necessary flexibility, or improve clarity, however, no formal motion was made in support of staff recommendation.

If you have questions regarding this matter, feel free to contact me at (408) 299-5747.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Rudholm". The signature is fluid and cursive, with the first name "Gary" and last name "Rudholm" clearly distinguishable.

Gary Rudholm  
Interim Secretary, Planning Commission  
GR: mn