



System Generated Transmittal

SANTA CLARA COUNTY

Board Date : January 10, 2006

Transmittal ID : PLN02 101805

Agenda Item Details

53. Held from December 13, 2005 (Item No. 62): Accept report relating to establishing policy to limit development on ridge lines.

County of Santa Clara
Department of Planning and Development
Planning Office



PLN04 011006

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Administrative Services
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DATE: January 10, 2006

TO: Board of Supervisors

FROM: *Valentin Alexeeff*
Valentin Alexeeff
Director, Department of Planning and Development

SUBJECT: Viewsheds Update and Response to Referral PLN02 101805.2
Deadline passed to submit - Direct staff to convene stakeholder committee

RECOMMENDED ACTION

Accept report back on development of house ridgeline policies and house size policies.

FISCAL IMPLICATIONS

None.

CONTRACT HISTORY

None.

REASONS FOR RECOMMENDATION

The viewshed issue encompasses ridgeline protection and rural house size regulations. On October 18, 2005, the Board of Supervisors accepted the Department of Planning and Development workplan schedule. The schedule has been amended to add development of draft ridgeline policies and house size policies within the March 31, 2006 target date. In this way, the stakeholder committee can address a number of issues at the same time. The complete schedule is attached (Attachment 1).

BACKGROUND

Items that have already been completed include:

- Completed two major reports with comprehensive recommendations
- Conducted a Land Use workshop
- Provided preliminary work products and initiated public participation
- Analyzed region to valley floor proximity

Items to be accomplished by the end of 2005 include:

- Additional mapping analysis
 - ◆ Preparation of more detailed maps
 - ◆ Identification of all potentially affected parcels
 - ◆ Mapping analysis of major ridgelines
 - ◆ Identification and response to other relevant mapping and analysis needs
- Development of website information
 - ◆ Creation of webpage within Planning Department website
 - ◆ Posting of reports and status information to the public
- Development of stakeholder and property owner lists
 - ◆ Development of mail and e-mail lists
 - ◆ Initiate meetings with stakeholders
- Identification of staff resources needed to accomplish this assignment in order to:
 - ◆ Obtain historical design review zoning district development application information
 - ◆ Project percent increase in area potentially subject to design review
 - ◆ Project future GIS service needs and staff needs

Items to be accomplished by March 31, 2006 include:

- Develop policies and ordinances
 - ◆ Develop draft General Plan Policies pertaining to viewshed and ridgeline protection
 - ◆ Develop draft Design Review Zoning Districts/Ordinances directed to viewshed, ridgeline and house size regulation
 - ◆ Develop revised guidelines, illustrations, and other work products identified in the recommendations
 - ◆ Consult with other jurisdictions about "model" ordinances/policies
 - ◆ Consider and develop proposals for simplifying Design Review statutory and discretionary exemptions per Zoning Ordinance
 - ◆ Conduct shareholder participation and community meetings with feedback to the Board of Supervisors

The issues that must be addressed in a completed policy to limit development on ridgelines will include:

- Precise identification of ridgelines and properties to which new development policies might apply
- Development of a range of options on how to control development and visual impacts
- Development of public outreach and communication to affected property owners
- An environmental assessment under the requirements of CEQA ✓
- An analysis of the number of properties for which a ridgeline development is likely the only feasible building site
- Formal noticing and hearing before the Planning Commission and Board of Supervisors for amending the General Plan, if there is a change from current ridgeline policies ✓

CONSEQUENCES OF NEGATIVE ACTION

The Board of Supervisors will not have the most up-to-date information available related to the Viewsheds and referral PLN02 101805.2

STEPS FOLLOWING APPROVAL

Notify Department of Board of Supervisors action.

ATTACHMENTS

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- Viewshed Protection Work Plan Schedule, 2005–06

Draft Santa Clara County Viewshed Work Plan Schedule, 2005-2006

Activities	Description	Time Period
Additional Mapping Analysis	<ul style="list-style-type: none"> • Prepare more detailed maps. • Identify all potentially affected parcels, by analysis region and valley floor proximity. • Mapping analysis for major ridgelines. • Identify and address any other relevant mapping and analysis needs. 	Dec. 31, 2005
Develop Website information	<ul style="list-style-type: none"> • Create webpage within Planning Office website. • Post reports and status information for public. 	Dec. 31, 2005
Develop stakeholder and property owner contact lists	<ul style="list-style-type: none"> • Develop mail lists and email information. • Limited number of meetings with stakeholders. 	Dec. 31, 2005
Develop staffing & other resource needs for implementation	<ul style="list-style-type: none"> • Obtain historical DR Zoning District development application information. • Project percent increase in area potentially subject to DR (primary viewshed, secondary viewshed, other areas of importance, due to sensitivity to development impacts). • Project future staff needs, GIS Services needs, etc. 	Dec. 31, 2005
Develop draft policies, ordinances, etc.	<ul style="list-style-type: none"> • Develop draft General Plan policies. • Develop draft Design Review Zoning Districts/Ordinances for Viewshed Protection. • Develop revised Guidelines/Illustrations • Other work products as identified in recommendations. • Consult with cities and other jurisdictions about "model" ordinances/policies used as basis for proposals. • Consider and develop proposals for simplifying Design Review statutory and discretionary exemptions per Zoning Ordinance, enacting landscaping standards, retaining wall height regulations, and clarifying/simplifying floor area definition. [NOTE: these are desirable candidate topics for interim development standards to be enacted pending final adoption of viewshed protection measures]. 	March 31, 2006
Project staffing and other resource needs	<ul style="list-style-type: none"> • Develop projected staffing needs based on alternative outcomes of potential new policies and ordinances. • Develop other projected resource needs. 	Dec. 31, 2005

Activities	Description	Time Period
Environmental Assessment (CEQA)	<ul style="list-style-type: none"> • Scope nature and extent of CEQA review and documentation. • Prepare preliminary environmental assessments. 	Dec. 31, 2005 March 1, 2006
Conduct initial public outreach meetings	<ul style="list-style-type: none"> • Hold approximately three initial community outreach meetings (West Valley, East Hills, and South County). • Informal meetings with key stakeholders. 	March 1, 2006
Incorporate public input into reports	<ul style="list-style-type: none"> • Provide reports to decision-makers regarding outreach and public comment. 	March 1, 2006
Public review and hearings	<ul style="list-style-type: none"> • Determine realistic schedule for HLUET, Planning Commission, Board of Supervisors public hearings. • Develop staff reports, transmittals, CEQA documents, presentations, mapping exhibits, other materials as needed. • Determine possible ordinance enactment alternatives (e.g.: interim ordinance to be fine-tuned following a certain period of implementation, or standard ordinance). • Conduct public hearing process and adopt policies, ordinances, guidelines. 	March 1, 2006 June 30, 2006 to Sept. 30, 2006
Post-Adoption Follow-up	<ul style="list-style-type: none"> • Following adoption of Viewshed Protection measures ultimately decided upon, provide information on County website, Public Service Counter handouts, and mailings informing public of changes to policies and/or regulations that are adopted. 	Sept. 31, 2006 to Dec. 31, 2006

Note: Quarterly status reports (off-agenda) to the Board of Supervisors December, 2005; March 2006, June, 2006, etc.

off-agenda reports