

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor

70 West Hedding Street

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MEMORANDUM

DATE: November 15, 2018

TO: Board of Supervisors *Kirk Girard*

FROM: Kirk Girard, Department of Planning and Development

SUBJECT: Referral from May 17, 2018 HLUET meeting relating to maps of zoning districts covered by proposed Community Preservation Ordinance to address urban property blight

This memo responds to a request by the HLUET Committee to provide the Board of Supervisors (Board) with information related to the geographic areas of the County that would be covered and not covered by the proposed Community Preservation Ordinance to address urban property blight in unincorporated areas. The Administration is currently conducting public outreach for the proposed Ordinance, and plans to schedule it to be heard by the Board in December 2018.

At its November 14, 2017 meeting, the Board made a referral directing Administration and County Counsel to review the Ordinance Code and develop regulations to address property blight on urban unincorporated lands.¹ At Supervisor Cortese's request, the Board additionally directed Administration to potentially address property blight in areas within County jurisdiction that are also part of cities' urban service areas.

¹ The Board referral refers to unincorporated land that is located within a city's urban service area as an "island" (also sometimes referred to as a "pocket").

At the May 17, 2018 Housing, Land Use, Environment and Transportation (HLUET) meeting, Administration presented its proposed policy approach for an Ordinance addressing urban property blight (Legislative File #90476), involving:

- Creating a unified Blight Ordinance (“Community Preservation Ordinance”);
- Modeling the County’s Ordinance after the City of San José’s Community Preservation Ordinance; and,
- Limiting the Ordinance’s scope of application to urban unincorporated areas designated residential and commercial.

In accepting the report, the HLUET Committee requested that Administration provide the Board with maps of the urban-rural edge areas, so that the Board and their staff could visually identify which neighborhoods would or would not be covered by the proposed Community Preservation Ordinance (i.e., urban-designated zoning districts).

In fulfilling this referral, Administration has prepared an interactive map that includes geographical elements (“Layers”) that can be turned on or off to provide a targeted view of the Community Preservation Ordinance’s proposed coverage areas, adjacent zoning districts, and jurisdictional and district boundaries. This interactive map can be accessed at: <https://goo.gl/dP9d6r>; tips for using the map can be found in the Appendix of this memo.

A review of the interactive map indicates that urban service area planning boundaries for the county’s municipalities extend beyond the city limits almost exclusively in cases where the boundaries encompass adjacent, urban unincorporated zoning districts. Zoning districts such as Rural Residential (RR), Hillside (HS), Exclusive Agriculture (A), and Agricultural Ranchlands (AR) predominantly fall outside of the urban service areas. An exception would be where an “island,” non-urban zoning district is surrounded by urban zoning districts, as in the case of the San José County Club property in the East Foothills (designated “Exclusive Agriculture” and surrounded on most sides by urban residential districts under the jurisdiction of the County).

Staff is in the process of conducting community engagement events, including public meetings and outreach by email and online, to solicit feedback on the proposed Community Preservation Ordinance provisions. Two outreach meetings have been scheduled to answer questions about the purpose and rationale behind the Ordinance, technical aspects of the Ordinance, and to receive input from the public, details below:

- November 8, 2018 at 6:30 pm in the Alum Rock Branch Library; and,
- November 15, 2018 at 6:30 PM in Room 157 at the County Government Center.

The Office of Public Affairs has posted a FAQ document and the public meeting notice on the County's Nextdoor page. In addition, information about the proposed ordinance was sent by email to 13 neighborhood/community groups, including the San Antonio Hills Home Owners Association and the Creston Improvement Association, as directed by President Simitian as part of the November 2017 Board referral.

The Administration anticipates bringing the proposed Ordinance to the full Board at the December 4, 2018 regular meeting.

For further information regarding this memo, please do not hesitate to contact Rob Eastwood, Planning Manager, at (408) 299-5792. The Administration welcomes your feedback prior to or as part of the above-mentioned Board meeting.

CC: Miguel Márquez, Chief Operating Officer
Sylvia Gallegos, Deputy County Executive
James R. Williams, County Counsel

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APPENDIX

Map Navigation Tips

- To zoom in/out, use the plus (+) or minus (-) buttons near the top left of the map area.
- To start, uncheck all boxes in the Layers menu (left navigational menu) or choose the “Turn all layers off” command from the Select Tool  menu .
 - Check the Urban Residential Zoning^a box.
 - Check the City Boundaries box.
 - Check the Zoning box.
 - Click on the layer name “Zoning” to expand the Layer. This will display a legend for the County zoning districts.
 - Check the Urban Service Areas (USA) box.
 - Check the Urban Buffer, Supervisorial, or Parcels boxes, if desired.
- Turn on or off any of the Layers as desired.
- To view street-level detail under the Urban Residential Zoning district area, uncheck the Urban Residential Zoning box.

Printing the Map

A portion of the map can be printed most effectively by choosing “Print to PDF” in your print dialog box. Adjustment of the image area may be necessary.

Technical Support

Please do not hesitate to contact the Department for technical assistance in using the interactive map.

^a For the purposes of this map, Urban Residential Zoning districts comprise their own Layer and are shaded blue, while Urban Commercial districts are grouped within the Zoning districts Layer and are shaded red.