

City of Santa Clara

Old Quad Neighborhood Zoning Ordinance Update

June 18, 2018



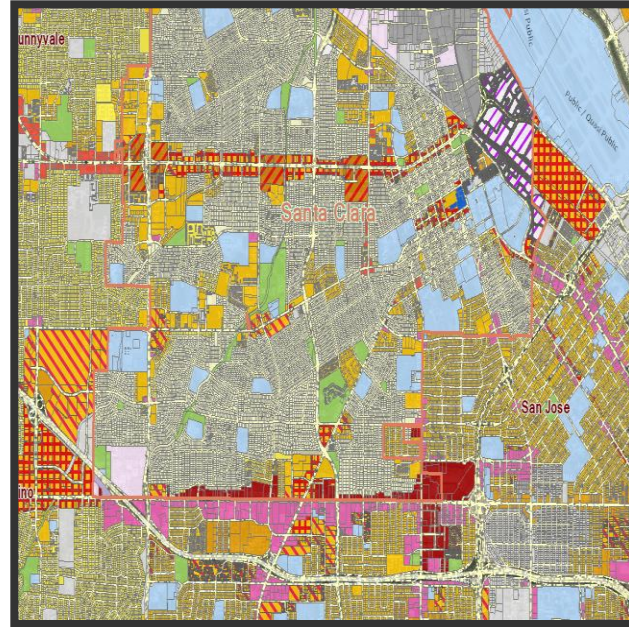
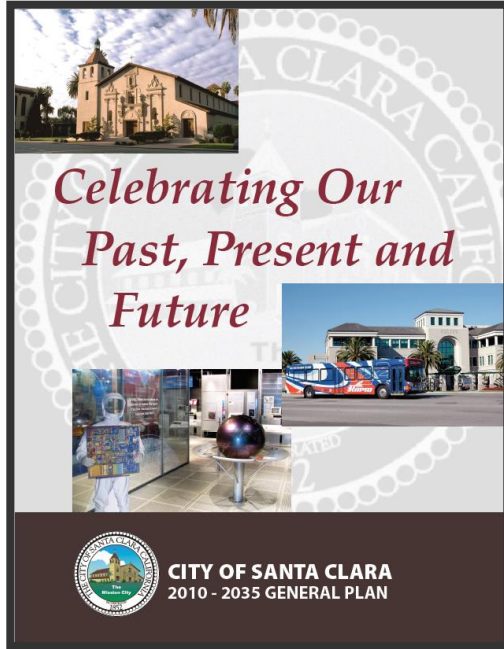
**City of
Santa Clara**
The Center of What's Possible

Tonight's Goals

- Overview of Zoning Ordinance Update and sections applicable to Old Quad
- Recap of previous input from Old Quad on problematic uses and development standards
- Receive input from community on potential approach
- Share how community input will be used
- Share next steps

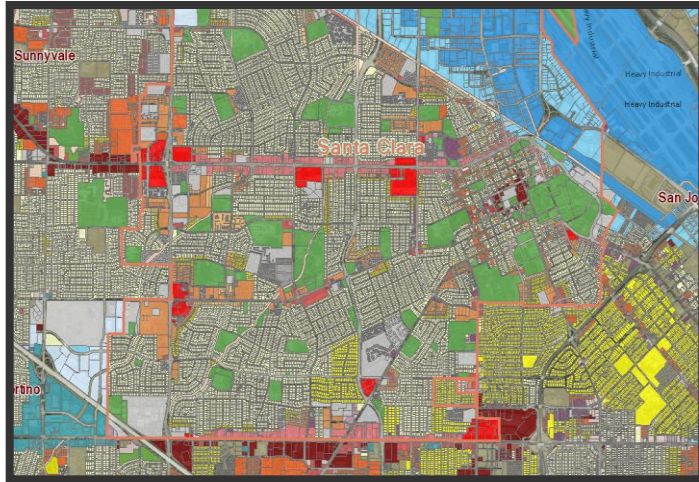
What is the Zoning Code?

The General Plan Guides The City's Growth & Priorities

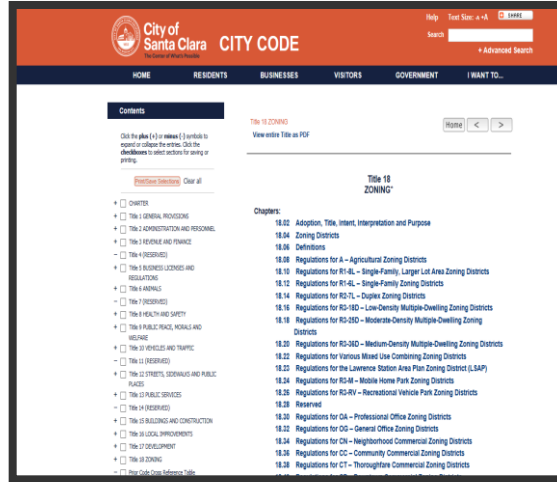


What is the Zoning Code?

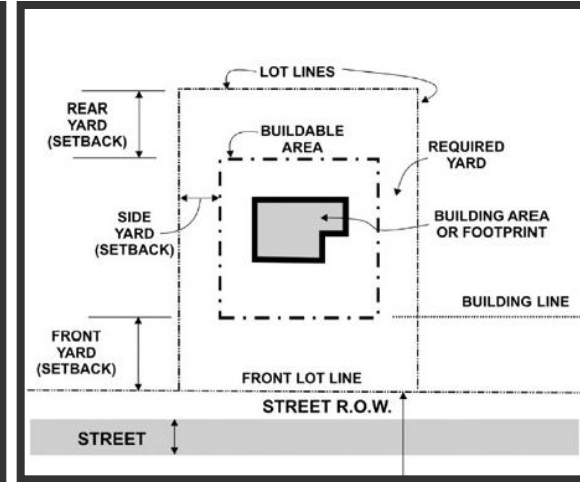
The Map



The Zoning Code



Development Standards



<http://santaclaraca.gov/residents/map>

<http://www.codepublishing.com/CA/SantaClara/>

Santa Clara's Zoning Code

- Adopted in 1969
- Amendments to the Zoning Code are made regularly
- The Code's structure has not changed
- Goal is to provide a more user-friendly and modern code that reflects General Plan



Zoning Ordinance

	R1-8L Single Family	R-1-6L Single Family	R2-7L Duplex
Minimum Lot Size	8,000 sq ft	6,000 sq ft	7,000 sq ft
Permitted Uses	Single family dwellings, garages, accessory buildings, home occupation, accessory unit, supportive housing, transitional housing	Single family dwellings, garages, accessory buildings, home occupation, accessory unit, supportive housing, transitional housing	Single family dwellings, Two-family dwellings, garages, accessory buildings, home occupation, supportive housing, transitional housing
Minimum Lot width	70 feet	60 feet	65 feet
Max Building Height	two stories (25 feet)	two stories (25 feet)	two stories (25 feet)



Zoning Ordinance

	R1-8L Single Family	R-1-6L Single Family	R2-7L Duplex
Front Yard Setback	min 20 feet in depth & 35% front yard shall be landscaped area	min 20 feet in depth & 35% front yard shall be landscaped area	min 20 feet in depth & 35% front yard shall be landscaped area
Side Yard Setback	minimum 6 feet on one side and 9 feet on opposite side (special corner lot provisions)	two sides with minimum of 5 feet each (special corner lot provisions)	two sides with minimum of 5 feet each (special corner lot provisions)
Rear Yard Setback	minimum depth of 20 feet	minimum depth of 20 feet	Minimum depth of 15 feet



Zoning Ordinance

	R1-8L Single Family	R-1-6L Single Family	R2-7L Duplex
Max Building coverage	max 40% covered including all buildings (including accessory buildings).	max 40% covered including all buildings (including accessory buildings).	Max 45% covered including all buildings (including accessory buildings).
Parking	2 garage or carport spaces. Minimum driveway length of 20 feet between parking and street right of way line. Cannot place parking in minimum 35% landscaped area	2 garage or carport spaces. Minimum driveway length of 20 feet between parking and street right of way line. Cannot place parking in minimum 35% landscaped area	Each Unit shall have 2 garage or carport spaces. Minimum driveway length of 20 feet between parking and street right of way line. Cannot place parking in minimum 35% landscaped area



Single Family Permit Process

- 4 bedroom, proposing 2nd story, demolition or new house--Architectural Review Committee approval
- For properties on the City's Historic Resources Inventory—Historic Landmarks Committee & Architectural Review Committee review
- *New* For properties within 200 feet of a property on Historic Resource Inventory (Significant Property Alteration Permit (SPA Permit), may go to Historic Landmarks Committee & Architectural Review Committee

Applicable Definitions

- *Boarding house or rooming house*—means a dwelling, other than a hotel, where lodging or lodging and meals for two or more persons is provided for compensation
- *Housekeeping unit*—means an individual or group of persons occupying a dwelling unit that has a single kitchen

Community Meeting (3/20/17)

- Regulatory Changes to Ordinance
 - City’s definition of “Boarding House” is too broad
 - Revise definition of “housekeeping unit”



Community Meeting (3/20/17)

- Enforcement is a collaborative effort
 - Police, University and the City's Code Enforcement Team
- Targeting Symptoms of High Occupancy Housing (parking, noise, trash, furniture on yards, etc.)
 - Landlord Consequences such as notices, fines, blue warning tags
 - Student education seminars
 - Weekend or full time Code Enforcement Officers
 - Stricter regulations and enforcement of parking

Community Meeting (3/20/17)

- Regulatory Enforcement Difficulties
 - Constitutional protection and fair housing laws
 - Right to privacy
 - Difficulty enforcing definitions of “family” and “housekeeping unit”

Old Quad Concerns

- Development Issues – **Architectural Review**
 - Massing
 - Architecture
- Behavioral Issues – **Use Issues**
 - Noise
 - Parking
 - Trash
 - Furniture outdoors

Tools to Consider

- Code Enforcement Efforts
- Police Efforts
- University Efforts
- Regulatory Options
 - Development / Use Permits
 - Conditions of Approval / Code Changes



Tools to Consider

- Code Enforcement Efforts
- Police Efforts
- University Efforts
- Regulatory Options
 - Development / Use Permits
 - Conditions of Approval / Code Changes



Proposed Old Quad Overlay

- Special Design Standards and Process for development standards in the Old Quad neighborhood
- Potential Design Criteria:
 - Primary structure: Some Allowances in Front Setback for Porches; Front Porch Height Limits; Basement Wall Height Limits; Restrictions on 2nd floor patios/balconies; prohibit unenclosed 2nd floor staircases/stairwells, standards for dormer lengths, bulk/massing limits on 2nd story, possible FAR considerations

Proposed Old Quad Overlay

- Potential Design Criteria:
 - Accessory Structures: Max Height Limits (perhaps 1 1/2 story);
Bulk/Massing Limits

Proposed New Code Definitions

- Removing current definition of “Boarding house or room house” from the ordinance
- “Boarding house or rooming house” means a dwelling, other than a hotel, where lodging or lodging and meals for two or more persons is provided for compensation. 18.06.010(b)
- Including definition of “Group Living Accommodation”
“Group Living Accommodation” means a household with seven or more residents that does not function as a single housekeeping unit.

Proposed New Code Definitions

- Revising definition of “Housekeeping unit”

“Housekeeping unit” means an individual or group of persons occupying a dwelling unit in a living arrangement usually characterized by sharing living expenses, such as rent or mortgage payments, food and utility costs, chores as well as maintaining a single lease or rental agreement for all members of the household, that has a single kitchen. 18.06.010(h)

Group Living Accommodations

- Prohibited or Conditional Use?



Process & Next Steps

- City Council Study Session on July 10, 2018
- Continue to Work with Interested Neighbors to develop proposed changes
- Zoning Ordinance Update considered by City Council Summer of 2019
- City Contact: Reena Brilliot, Planning Manager (Rbrilliot@SantaClaraCa.Gov)



City of Santa Clara



**City of
Santa Clara**
The Center of What's Possible



Single Family Residential Referrals

- Currently, referral to Architectural Committee for:
 - Demo existing / new single family
 - Adding bedroom(s) resulting in 4+ bedrooms
 - Second story additions
- Proposed referral to Architectural Committee:
 - 6 + bedrooms
 - Single Family Residences resulting in 3,000 sq. ft. or more (excluding garage)
 - All second- story additions (excluding second story Accessory Dwelling Units)

Single Family Residential Referrals

- Eliminate referral to Architectural Committee to all one story addition with 4+ bedrooms if the following terms are met:
 - Posting of the notice of development proposal on site for 10 days (subject to verification)
 - No objections received
 - Staff level review complete
 - Conformance to all zoning code requirements
 - Meets City of Santa Clara design guidelines (2014)
 - Has interior floor space plan with living and dining areas accessible by all bedrooms and limited exterior points of access

High Occupancy Residences

- Permitted within R-1 Single Family Zoning Districts
 - (a) Single-family dwellings.
 - (b) Accessory dwelling unit.
 - (c) Single housekeeping unit.
- Conditional uses within R-1 Single Family Zoning Districts
 - (a) Group Living Accommodation.

Code Enforcement Activities

- Proactive Enforcement around SCU (enhanced as of Summer 2014)
- Fall Walkabout
- Weekend Enforcement
- **Coordination with CSC Police & SCU Campus Safety / Off-Campus Living**
- NURC Input
- Blue Tags, Warning Letters, Citations

Code Enforcement Violations

	August 1, 2015 to July 31, 2016 Total	August 1, 2016 to February 15, 2017 Total	August 1, 2016 to May 1, 2017 Total
Blue Tags	113	75	86
Warning Letters	33	21	24
Citations	19	2	5

