



Planning Commission Meeting
STUDY SESSION
November 21, 2019

**RECREATIONAL VEHICLE PARK (RV PARK)
GENERAL PLAN AND ZONING AMENDMENTS**

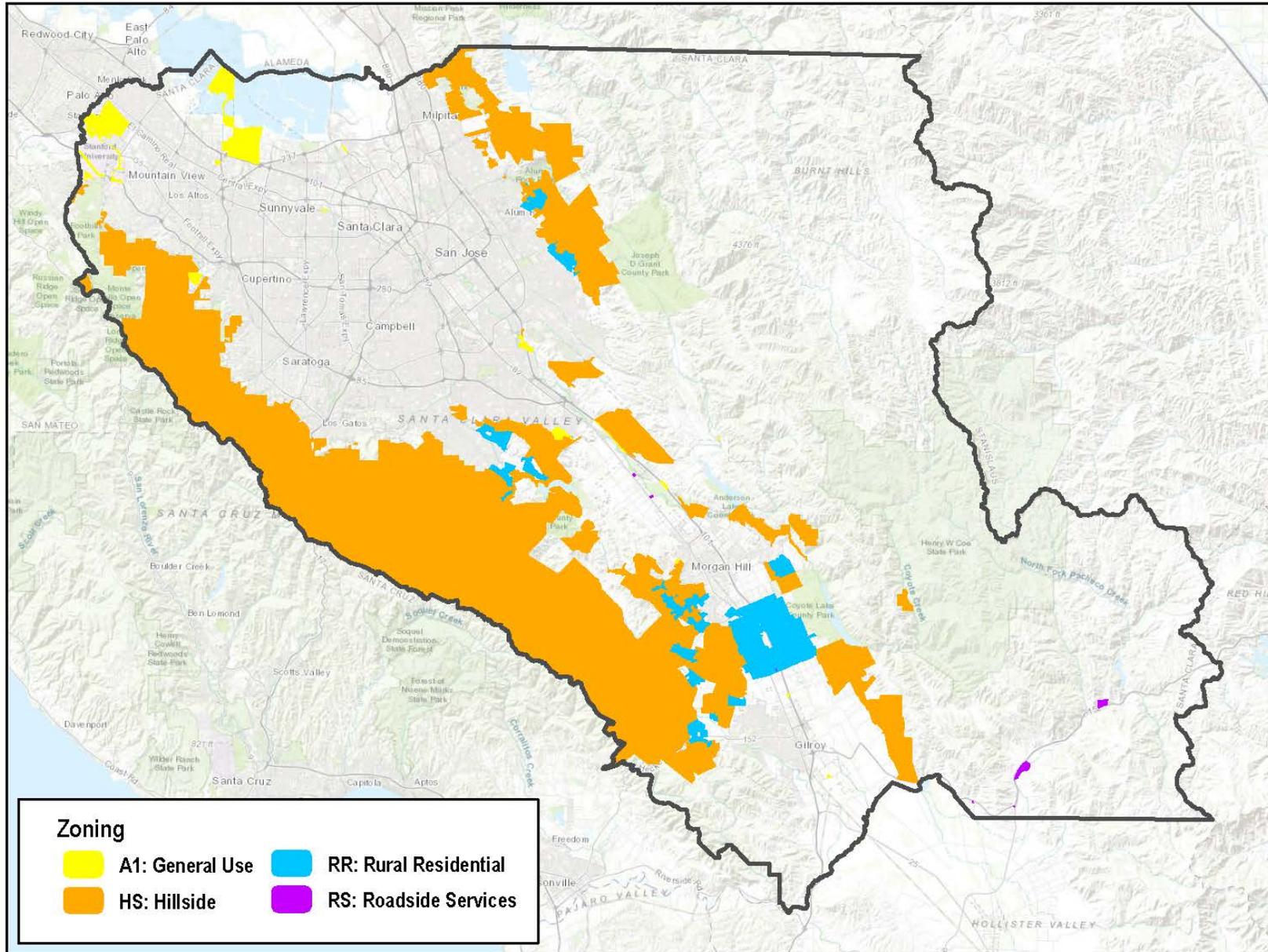
PLANNER: KAVITHA KUMAR

PRESENTATION OVERVIEW

- Background and Existing Regulatory Framework
- Project Impetus
- RV Park Study and Key Findings
- Staff Recommendations



EXISTING REGULATORY FRAMEWORK



RV Parks allowed
in HS, A1, RR, RS
Zoning Districts

EXISTING REGULATORY FRAMEWORK

RV Parks Allowed in the County:

- Recreational Only, Not for Residential Purposes
- With Short Term Stay Requirements
 - a. 65% spaces for fewer than 30 days;
 - b. 25% spaces for up to 180 days;
 - c. 10% spaces for up to 360 days.

EXISTING REGULATORY FRAMEWORK

Other Applicable County Requirements

- Supplemental Use Standards
 - Time Limits
 - School District Review
 - Access and Parking
 - Screening
 - RV Storage
 - Fire Safety
 - Amenities
- Development Guidelines
 - Site Design
 - Landscaping
 - Parking
 - Signage
 - Noise

EXISTING REGULATORY FRAMEWORK

State Regulations

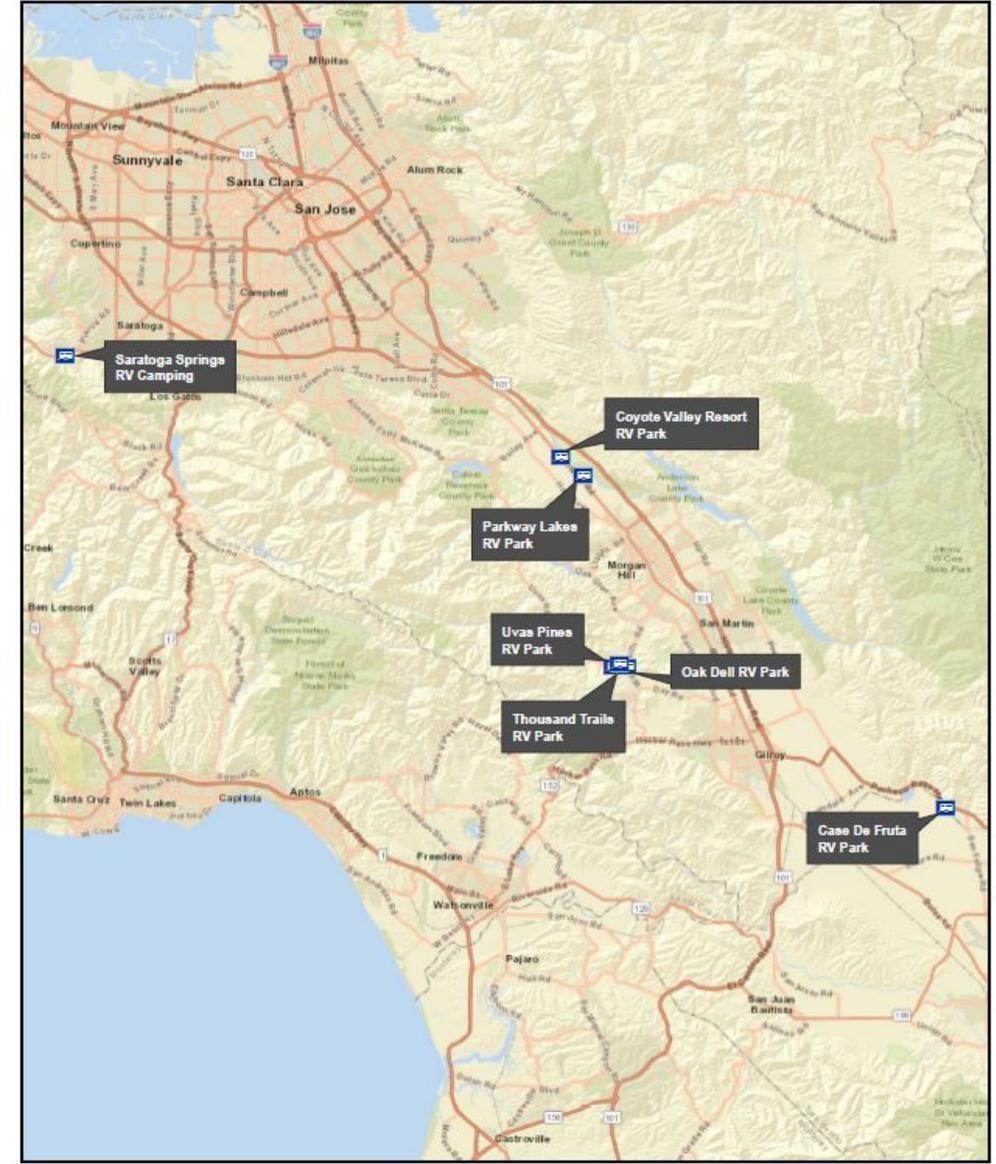
- Special Occupancy Parks Act (SOPA)
- HCD Construction and Operation permits
- Other State Permits:
Water and Septic Permits

EXISTING RV PARKS

	Project Name	Year Established	Location	Zoning	Parcel Size (acres)	No of RV Units	Density per acre (by development area only)*	Density per acre (by lot size) *
1	Oak Dell RV Park	1993	12790 Watsonville Rd., Morgan Hill	Hillsides (HS-d1-sr)	42	57	4	1.3
2	Coyote Valley RV Resort	1999	9750 Monterey Rd., Morgan Hill	Roadside Services (RS)	9.93	129	13	13
3	Uvas Pines RV Park	1990	13210 Uvas Rd., Morgan Hill	Hillsides (HS-sr)	75.52	40	2	0.5
4	Thousand Trails RV Park	1981	12985 Uvas Rd., Morgan Hill	Agriculture (A-20ac-sr)	62	318	10	5
5	Parkway Lakes RV Park	early 1970s	100 Ogier Avenue, Morgan Hill	Roadside Services (RS)	36.85	108	18	3
6	Case De Fruta RV Park	1978	6680 Pacheco Pass Highway	Roadside Services (RS)	110 acres	474	20	4.5
7	Saratoga Springs RV Camping	early 1900s	22801 Big Basin Way Saratoga	Hillsides (HS-sr)	37.9 acres	42	10	1

* Density is by RV spaces per acre, as compared to developed area on site, and as compared to the entire lot size

RV Parks Located in Santa Clara County



PROJECT IMPETUS

General Plan Implementation Measure - R-LU (i)(6)

Conduct a study of issues related to Recreational Vehicle (RV) parks in rural areas, to address at a minimum:

- a. the **changing roles of RV parks in rural areas;**
- b. establishing a **maximum allowable density for RV parks;**
- c. analyzing the feasibility and appropriateness of **establishing minimum parcel size requirements and limits on the total number of units allowed in one RV park;**
- d. analyzing the **impacts and implications of RV parks in rural areas serving as long term, low cost housing;**
- e. **proposing mitigation measures** to address the identified impacts of RV parks.

KEY FINDINGS OF RV PARK STUDY

- County has length-of-stay requirements for RV Parks
- This prevents RV parks from being used as Residential RV parks
- 2004 State Law limits County's ability to impose length-of-stay restrictions on RV parks

KEY FINDINGS OF RV PARK STUDY

RV Parks as a Residential Use

- Potential to function as mobile home parks
- Long-term high-density housing inconsistent with General Plan policies

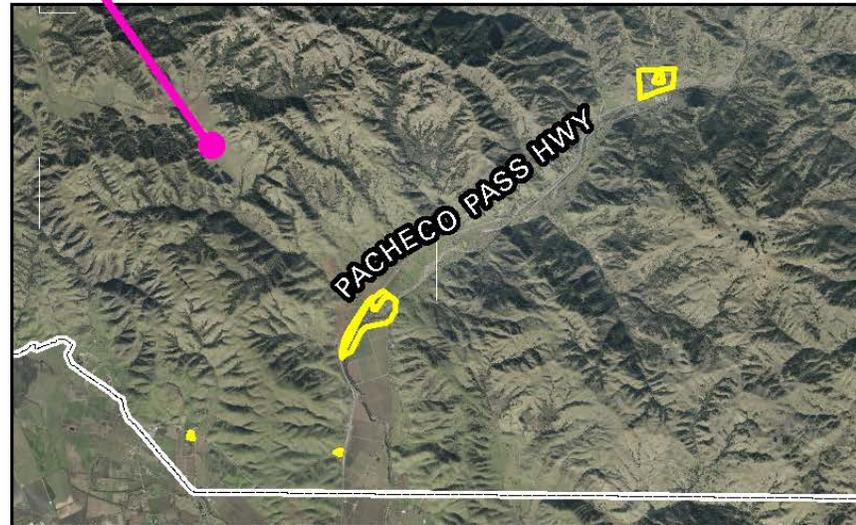
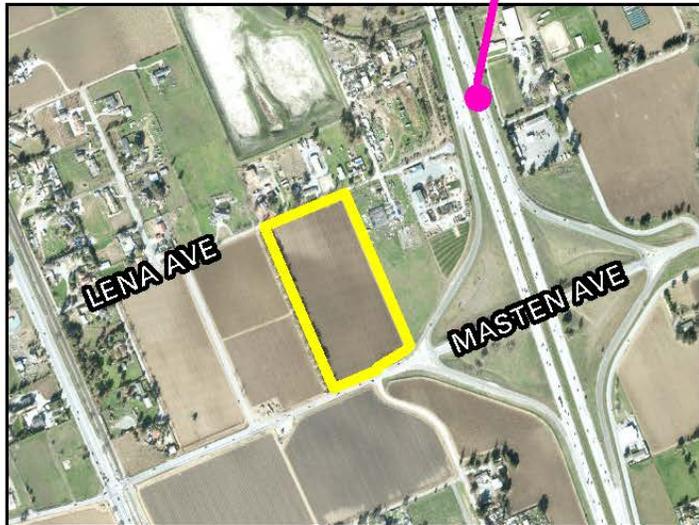
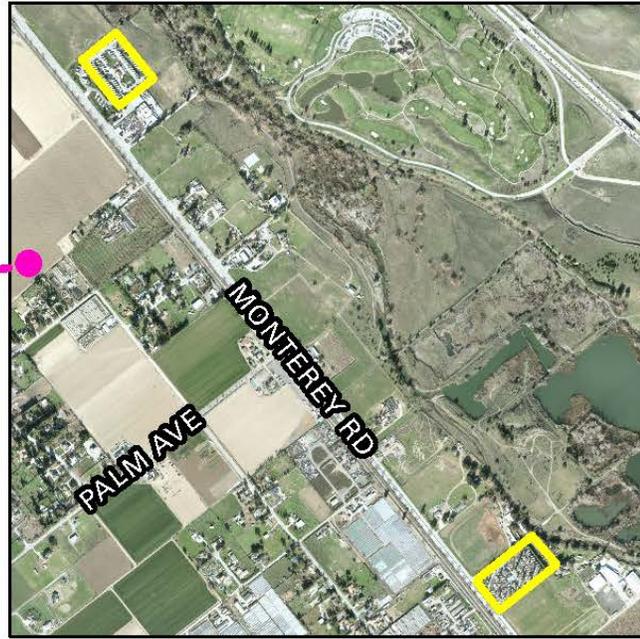
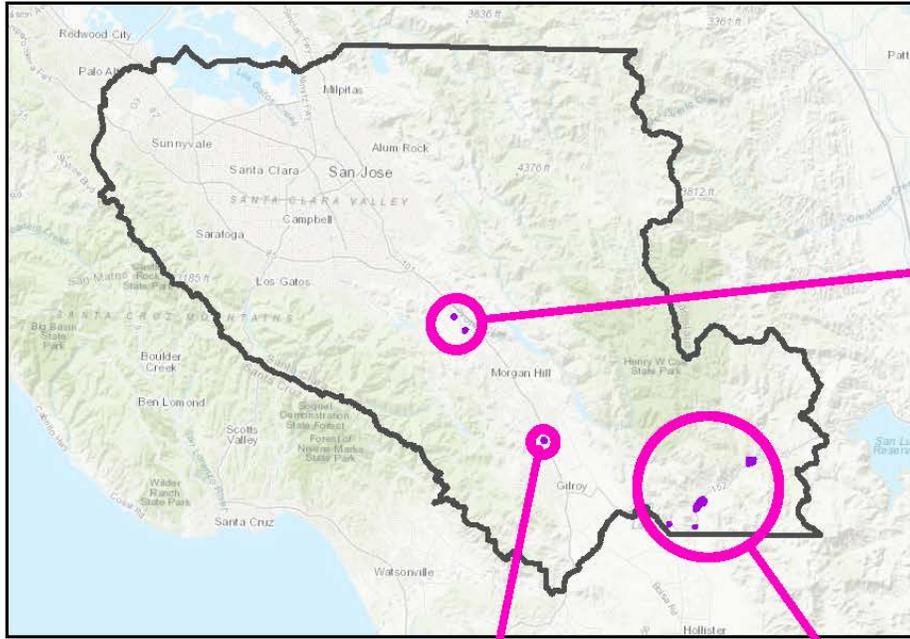
OPTIONS PRESENTED TO HLUET (2018)

1. Maintain current regulations
2. RV Parks as affordable housing in rural areas
3. Residential RV Parks at current base zoning densities
4. Allow RV Parks only in select zones designated for higher intensity uses

CURRENT STAFF RECOMMENDATIONS

1. Eliminate length-of-stay restrictions (allowing residential and/or recreational RV Parks)
2. Amend General Plan and Zoning to allow RV Parks only in RS Zoning District
3. No Density Requirements in RS Zoning District

STAFF RECOMMENDATION



Amend General Plan and Zoning to allow RV Parks only in RS Zoning District

TENTATIVE TIMELINE

November 2019: Planning Commission study session

February 2020: Public and stakeholder outreach

March 2020: General plan and zoning ordinance amendments

April 2020: Planning Commission hearing

May/June 2020: Board of Supervisors action



QUESTIONS AND COMMENTS

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