

Comments from Task Force Member Pastor Oscar Dace

On June 22, 2010, Planning staff had a telephone conversation with Task Force member Pastor Oscar Dace. The following is a synopsis of the information relayed by Pastor Dace:

- Pastor Dace stressed the importance of religious assembly uses, citing the social, philanthropic, and cultural benefits they offer in creating complete and stable communities with a rich quality of life.
- Pastor Dace noted that the Religious Land Use and Institutionalized Persons Act of 2000 offers various protections for religious assembly uses.
- Pastor Dace suggested that industrial lands in proximity to existing residential or school uses should be redesignated with the *Combined Industrial / Commercial* designation to allow for churches and private community gathering facilities. Pastor Dace suggested that this area would serve as a transition zone between sensitive residential and school uses and those industrial lands where new residential would not be allowed.
- Pastor Dace expressed his belief that heavy industrial/manufacturing uses will not locate in San Jose in the future and questioned whether the total acreage of industrial lands provided for in the draft Land Use/Transportation Diagram.
- Pastor Dace questioned how many acres of land are potentially available in the City for religious assembly uses.
- Pastor Dace expressed concerns over the language in the *Private Community Gathering Facilities Policies* that prohibited those uses in or near *Industrial Park, Light Industrial, or Heavy Industrial* lands. Pastor Dace proposed additional flexibility for the location of religious assembly uses. Specifically, Pastor Dace proposes that religious assembly uses should be allowed to be considered in all locations that are at a specified certain distance away from *Heavy Industrial* lands.
- Pastor Dace suggested that religious assembly uses be considered separately from other Private Community Gathering Facility uses such as concert halls.
- Pastor Dace expressed a desire for more flexible development regulations for religious assembly uses, particularly related to allowances for tandem parking, valet parking, or use of public/transit station parking.