



San Juan Residential District Historic Survey & Development Standards Study

Community Resources Group (CRG)

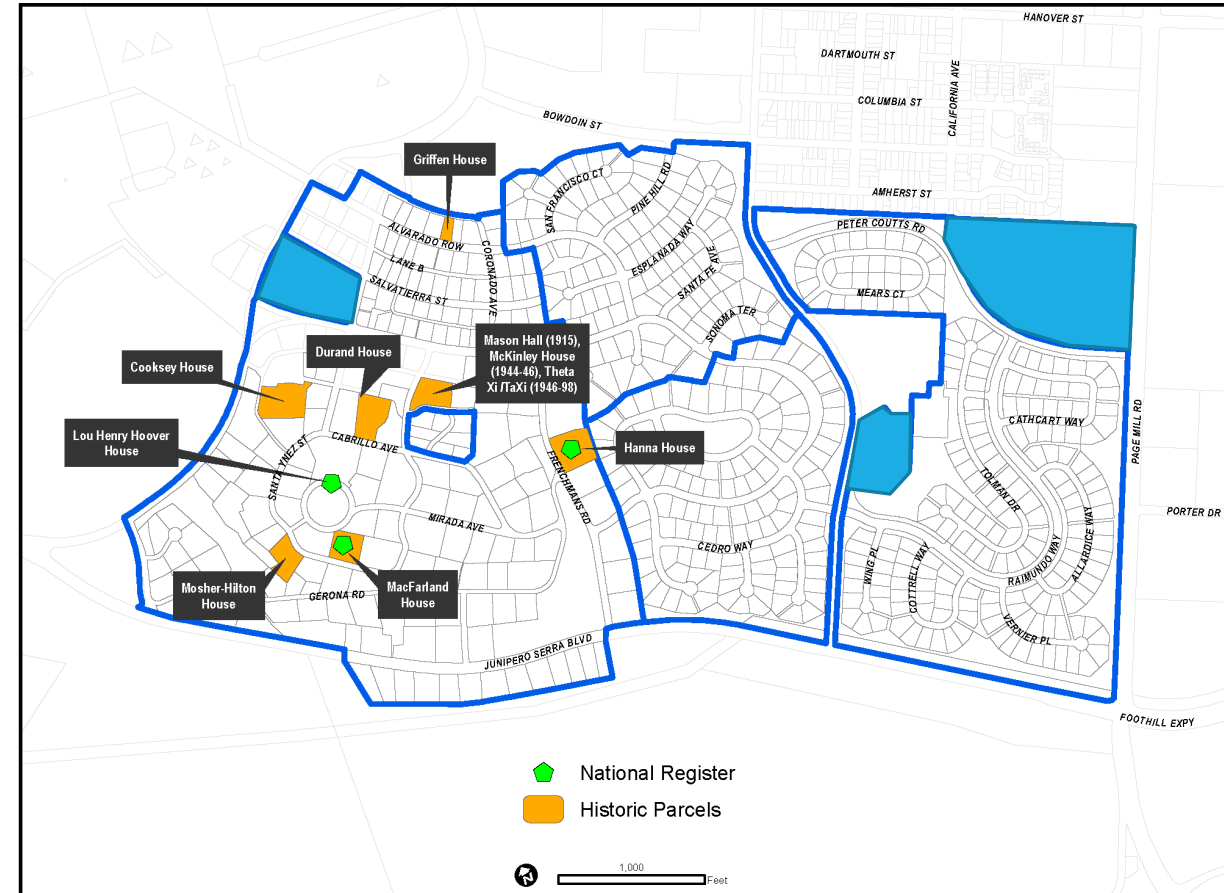
DEPARTMENT OF PLANNING AND DEVELOPMENT

AUGUST 27, 2020

Agenda

1. Welcome and Status Update on the Project [5mins]
2. Presentation: Existing Permit and Approval Requirements for San Juan District Neighborhoods [30 mins]
 - Questions [30 mins]
3. Break [5 mins]
4. Evaluation of Existing Neighborhood Design: Presentation on Preliminary Findings [10 mins]
 - Questions [10 mins]
5. ~~Historical Consultant, Environmental Science Associates (ESA): Introduction and Presentation on Evaluation Criteria Memo and Background Research and Survey Methods Memo [20 mins]~~
 - ~~Questions [5 mins]~~
5. Adjourn

San Juan District - Historic Parcels and Landmarks



Status Update

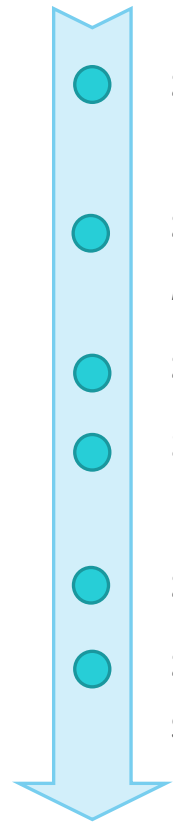
Tentative Project Timeline:

- *1st Community Meeting – February 27, 2020*
- *Formation of CSG (March - May 2020)*
- *1st CSG Meeting – June 10, 2020*
- ***Survey of the San Juan Residential District – July-November 2020***
- ***2nd CSG Meeting – August 2020***
- ***3rd CSG Meeting – September 2020***
- ***Public forum to walk through the application of 2000 GUP Conditions – September 2020***
- *4th CSG Meeting – November 2021*
- ***2nd Community Meeting – December 2020 /January 2021***
- *New Development Standards (Draft) – February 2021*
- *5th CSG Meeting – February 2021*
- *Final Development Standards & Draft Zoning Ordinance – April 2021*
- *6th CSG Meeting – April 2021*
- ***3rd Community Meeting – April/May 2021***
- *HHC Meeting – May/June 2021*
- *Planning Commission Meeting – June/July 2021*
- *Board of Supervisors Meeting – July/August 2021*

2000 Stanford GUP Conditions

- The San Juan District is subject to the GUP.
- For any proposed building project that involves **demolition, remodeling, alteration, or a potential physical effect** to a structure that is 50 years old or more, Stanford shall submit to the County Planning Office a historical significance assessment of the structure regarding its eligibility for listing on a Federal, State or a Local list (*Historic Resources Inventory*). [*Cultural Resources: GUP Condition O.1 & O.2*]
- If the County Planning Office determines that the structure is listed or potentially eligible for listing:
 - *For Demolition:* Additional environmental review required (site specific analysis of the impact and any feasible mitigation measures), and demolition referred to the Santa Clara County Historic Heritage Commission for its recommendation prior to County consideration of approval of a demolition permit.
 - *For Alteration/Remodeling:* Remodeling shall be conducted following the Secretary of the Interior's Standards

Regulatory Framework History



2000 GUP: Based on EIR mitigations – Stanford to provide historical significance assessment for 50 year or older buildings, including San Juan District

2001: Zoning Change from A1, A1–sr, A1–20s, A1–20s–sr, R1E–10, R1E–10–sr and R1 to **R1S**, R1S, R3S and R3S–sr. *Zoning change did not change the requirements of the GUP EIR mitigation measures or GUP conditions applicable to cultural resources.*

2001–2014: Countywide demolition permits required a full historical assessment of buildings 50 years or older at discretion of DPD.

2014: Review of Countywide procedures changed. Only required historical assessment/Landmark Alteration Permit application for properties on the HRI or Landmark list.

2018: 2018 Stanford GUP EIR was not certified; *hence 2000 GUP conditions are still in effect.*

2020: Responding to questions from CSG members, Department evaluated processes and determined that 2000 GUP conditions still apply to the San Juan District.

Today: Any proposed projects on buildings 50 years or older will need a historic assessment to determine if it should be added to HRI list.

2000 Stanford General Use Permit Condition

O. Cultural Resources

1. For any building project that involves demolition of a structure that is 50 years old or more, **Stanford** shall submit an assessment of the structure regarding its eligibility for listing to the County Planning Office. If the County Planning Office determines that the structure is listed or potentially eligible for listing on a federal, state, or local list of historic resources, or is a potential historic resource, then a site specific analysis of the impact and any feasible mitigation measures shall be prepared as part of the environmental review of the project and the demolition will be referred to the Santa Clara County Historic Heritage Commission for its recommendation prior to County consideration of approval of a demolition permit.
2. For any proposed building project that **involves remodeling, alteration, or a potential physical effect** on a structure that is 50 years old or more, Stanford shall meet the following requirements:
 - a. If the structure is included in the Santa Clara County Heritage Resource Inventory, or is determined by the County Planning Office to be eligible for listing or is a potential historic resource, the remodeling shall be conducted following the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*, or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995)*.
 - b. **If the structure is not on the County Inventory, but is 50 or more years old, Stanford shall assess the structure to evaluate whether it appears eligible for inclusion in the Inventory and will submit its assessment to the County Planning Office.** If the County Planning Office determines that the structure is potentially eligible for the Inventory, or is a potential historic resource, the County Planning Office will submit the assessment to the Santa Clara County Historic Heritage Commission for review. If the structure is determined to be eligible for listing on the County Inventory, then the mitigation described in Condition O.2.a shall be required.

How the Historic Survey and Development Standards Study Can Help Streamline Process

- Identify new historically significant buildings and conduct up to 15 new Historical Assessments at the County's expense.
- Potentially identify homes beyond the first 15 for future assessments.
- **Inform County and Residents which homes would need assessments before permits are issued.**
- Identify non-historically significant homes that will not require assessment in the future.
- Buildings not yet 50 years old, will potentially have the assessment done after they cross the 50-year threshold.

Key Questions on Regulations & Matrix

- The scope of the 2000 GUP was clarified by the County in the 2018 EIR to state that it specifically did NOT apply to the faculty homes. It appears from information recently conveyed with the Matrix that the County has revised this policy, which has been relied upon for the past 20 years. Please clarify.
- If a homeowner in an older home wishes to make additions, it could be the case that the homeowner would be burdened with the costs of preparing an Historical Significance Study and its attendant costs in terms of money and time, and not Stanford. Please comment.
- With respect to the various types of permits listed in the Matrix, who are the issuing bodies and what are the usual associated costs?
- With respect to a proposed district - can the definition of “depends” be clarified further in the notes? Are there basic “specific improvements that may or may not require additional design review”?

Questions (30 Minutes)

- To ensure everyone gets adequate time to ask questions, we will call on members alphabetically to ask their questions.
- Each person can ask 1 to 2 questions to ensure everyone get adequate time to ask their questions.
- Each person will get approximately 3 minutes of discussion time.

Tentative Schedule of Study

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Thank You

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