



San Juan Residential District Historic Survey & Development Standards Study

Community Stakeholder Group (CSG)

DEPARTMENT OF PLANNING AND DEVELOPMENT

SEPTEMBER 17, 2020

Meeting Objectives

- Discuss Initial Results of As-Built Assessment – Current Zoning compared to existing Neighborhood Form
- Historic Survey Methodology
- Application of Existing GUP Conditions
 - Brief Update
 - Scheduling Community Meeting for the week of October 5th

Status Update

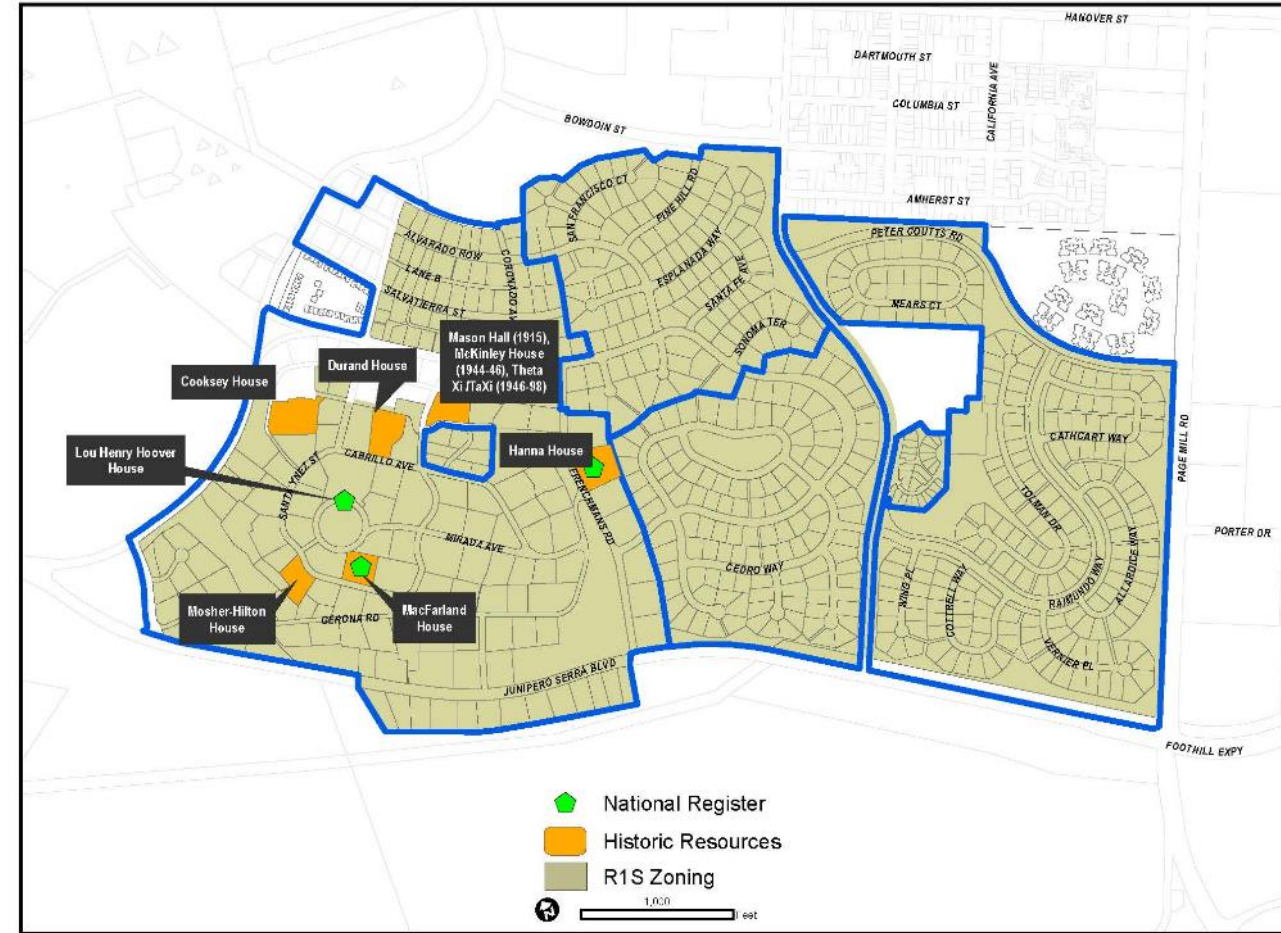
Tentative Project Timeline:

- *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 – October 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*

Agenda

1. Welcome and Status Update on the Project [10mins]
2. Evaluation of Existing Neighborhood Design: Presentation on Preliminary Findings [15 mins]
 - Questions [10 mins]
3. Historical Consultant, Environmental Science Associates (ESA): Introduction and Presentation on Evaluation Criteria Memo and Background Research and Survey Methods Memo [20 mins]
 - Questions [10 mins]
- Break [5 mins]**
4. Follow-up on Status of interim permit procedures [10 mins]
 - Questions [10 mins]
5. Adjourn

San Juan District - Historic Resources and Landmarks

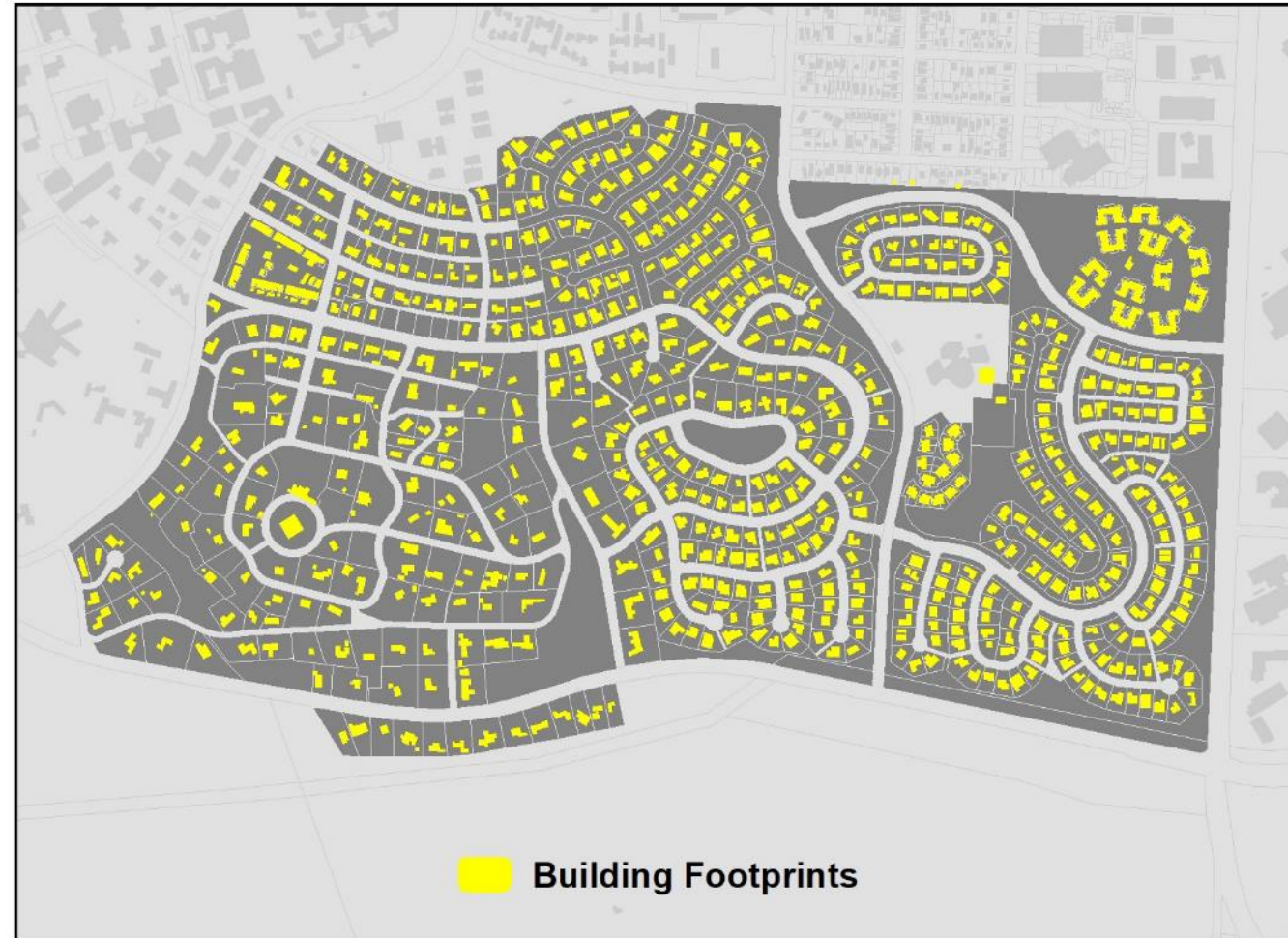


Initial Board Referral – *March 2019*

- *Is the current zoning the correct zoning for the San Juan District?*
 - Evaluate the as-built neighborhood character
 - Evaluate if the District has Historic Character or Value
 - Outline recommendations for modifications to Zoning

Community & General Plan

- General Plan designation:
Major Educational & Institutional Uses
- Community Plan:
 - The ***Campus Residential-Low Density*** designation applies to lands immediately adjacent to the Academic Campus area that have a low-density residential character and are used for housing University faculty and staff.
 - Uses within this designation shall be primarily residential. Allowable uses include:
 - a. Single-family housing, duplexes, and townhouses.
 - b. Neighborhood-serving residential support services.
 - ***Residential density up to 8 units per acre*** is permitted, with potential for clustering individual units to provide public or private open space.
 - ***Enact and apply appropriate zoning*** consistent with the allowable uses and development policies of this designation.

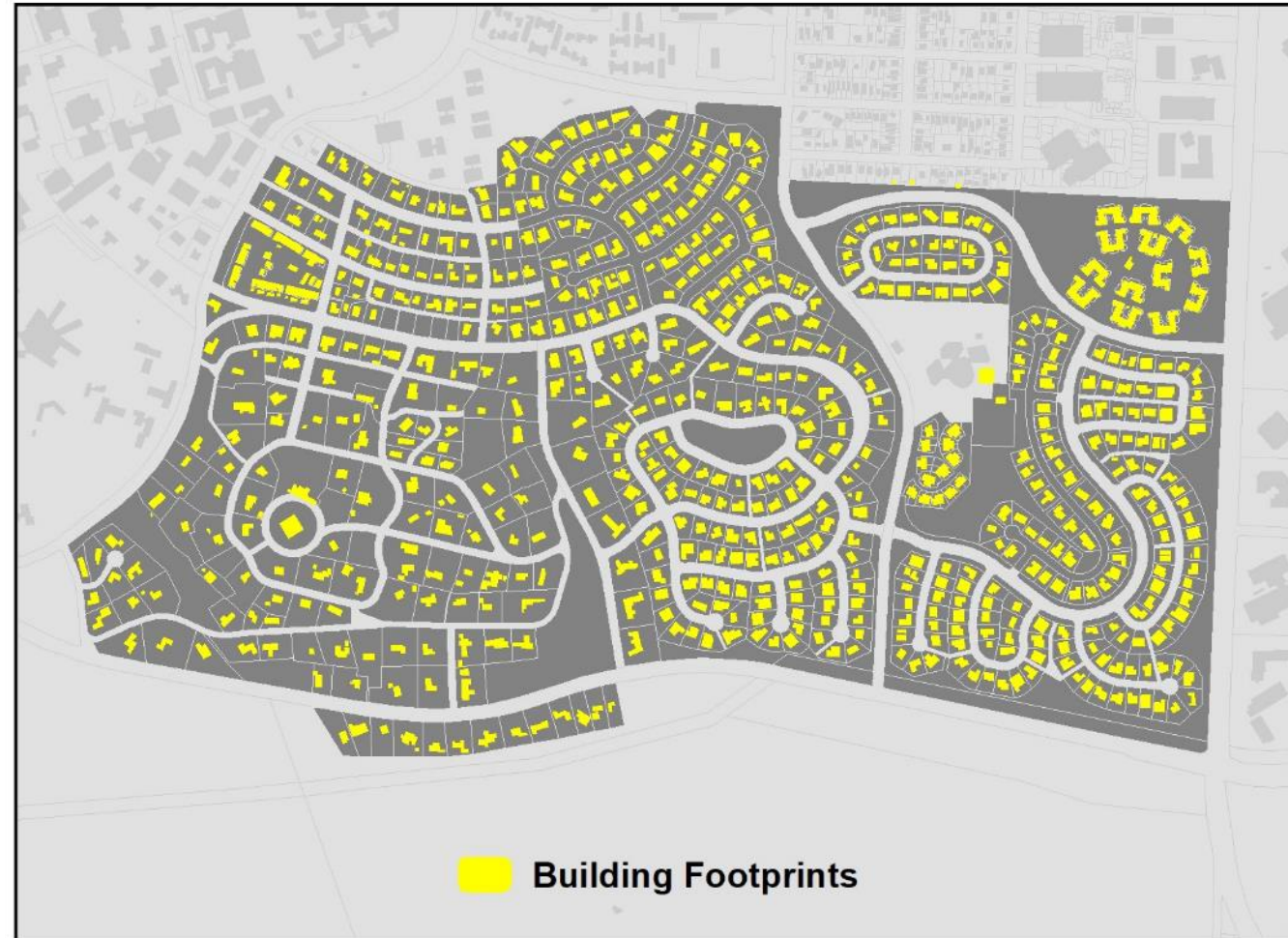


Existing Zoning

- **R1S Zoning - Low-Density Campus Residential.** The purpose is to provide for urban low-density housing on the lands of Stanford University, and to provide for limited neighborhood-supporting nonresidential uses.

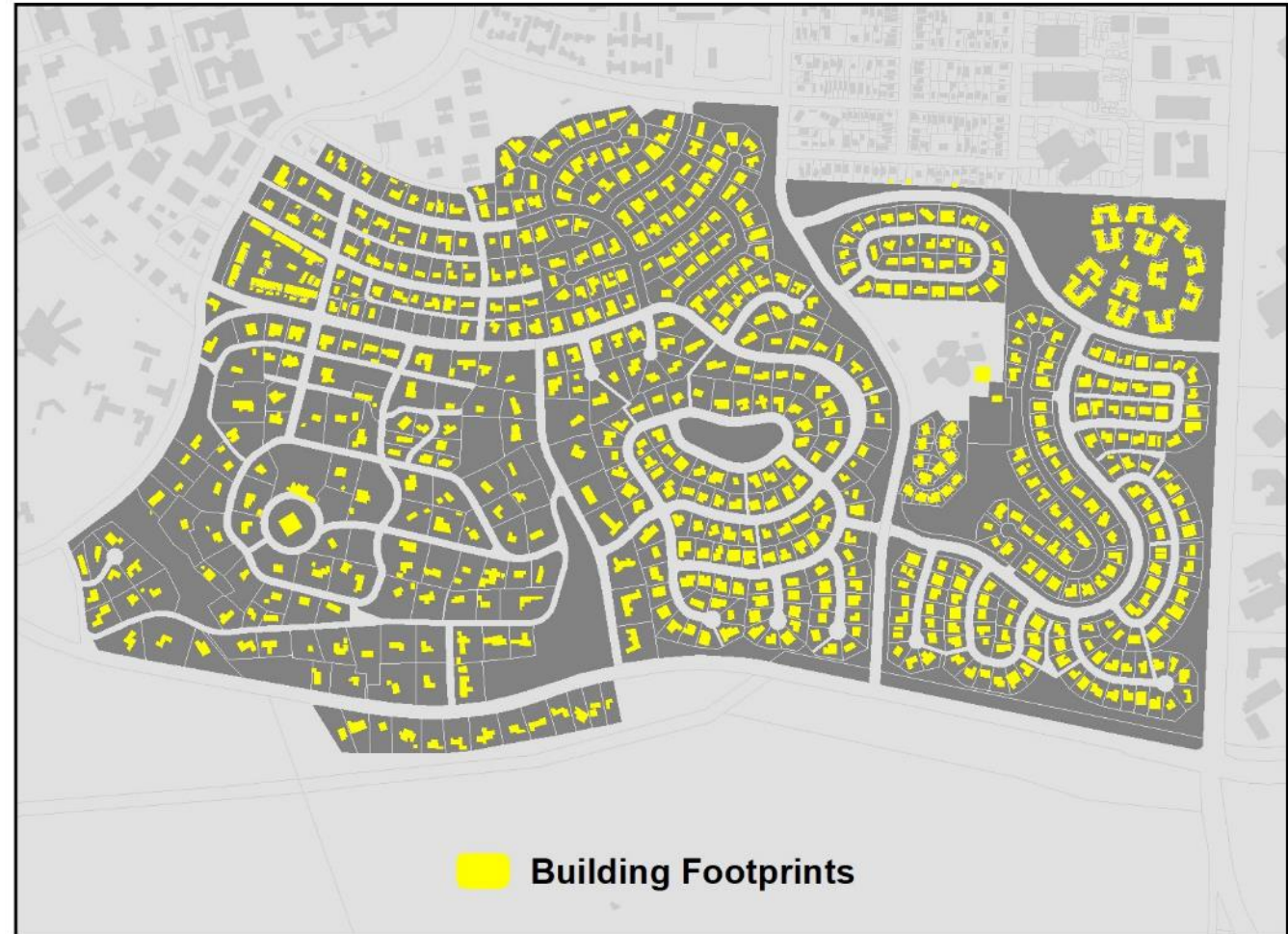
This designation implements specific land use policies for low-density housing *prescribed by the 2000 Stanford Community Plan* by encouraging more compact and efficient urban development.

- **Setbacks:**
 - Front : 25 ft minimum
 - Rear : 25 ft minimum
 - Side : 5 ft minimum
- **Height** : 35 ft maximum
- **Lot Coverage** : n/a
- **Density** : 8 units / acre net
- 5,445 sq. ft. lot size



Preliminary Neighborhood As-built Assessment

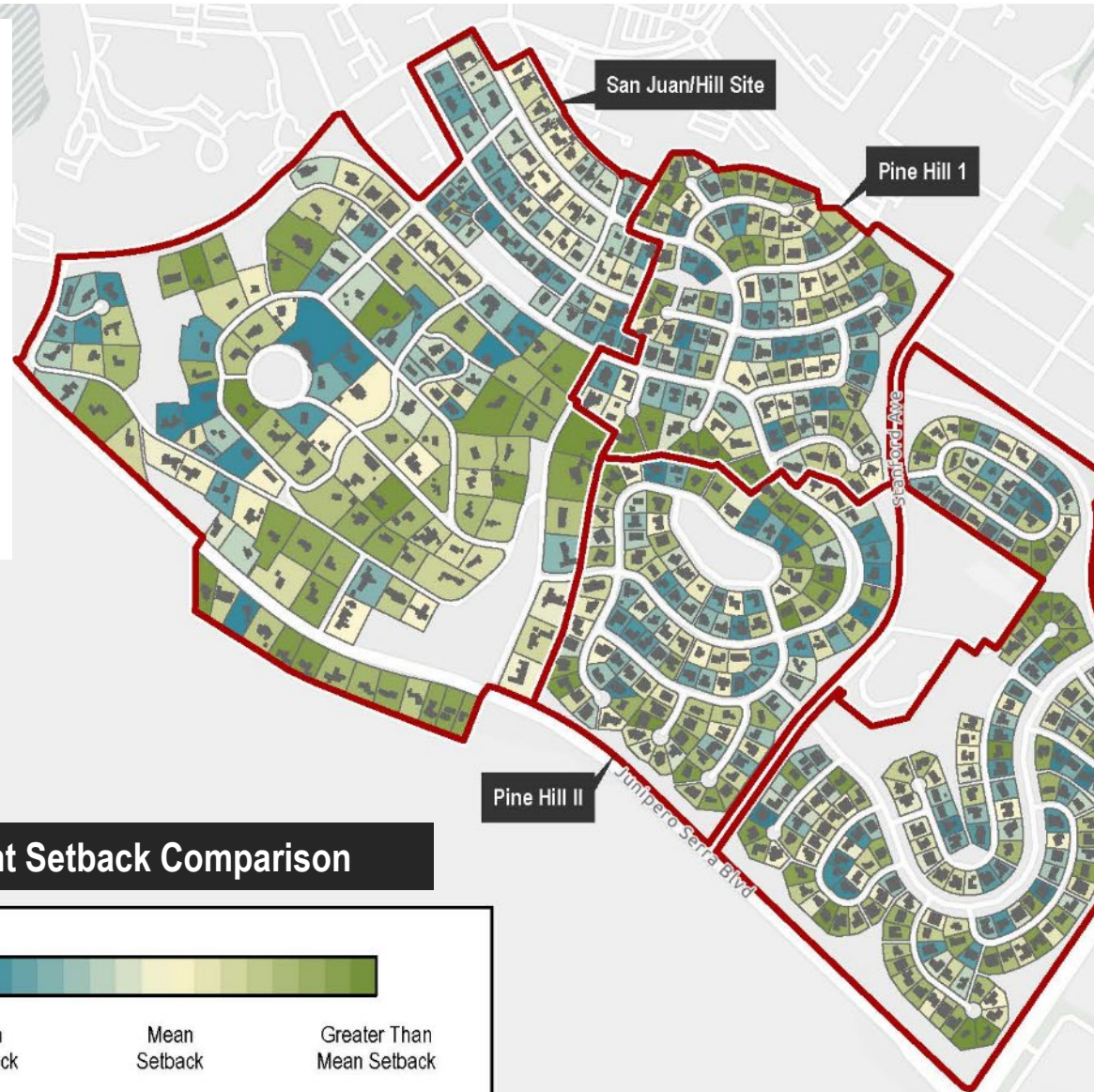
- **Objective:** *To find consistencies in the built-form character to form and update development standards*
- Tools Used: GIS and Assessor's data conduct as-built assessments that included:
 - a. Front, Rear, Side setbacks by neighborhood*
 - b. Building stories*
 - c. Unit densities by neighborhood*
- Compared findings to R1S zoning development standards



Preliminary As-built Assessment

SETBACKS

- On average building setbacks significantly over the zoning requirement
- Pine Hill I/II & Frenchman's Hill similar
- San Juan most varied in building layout and setbacks.



Front Setback Comparison



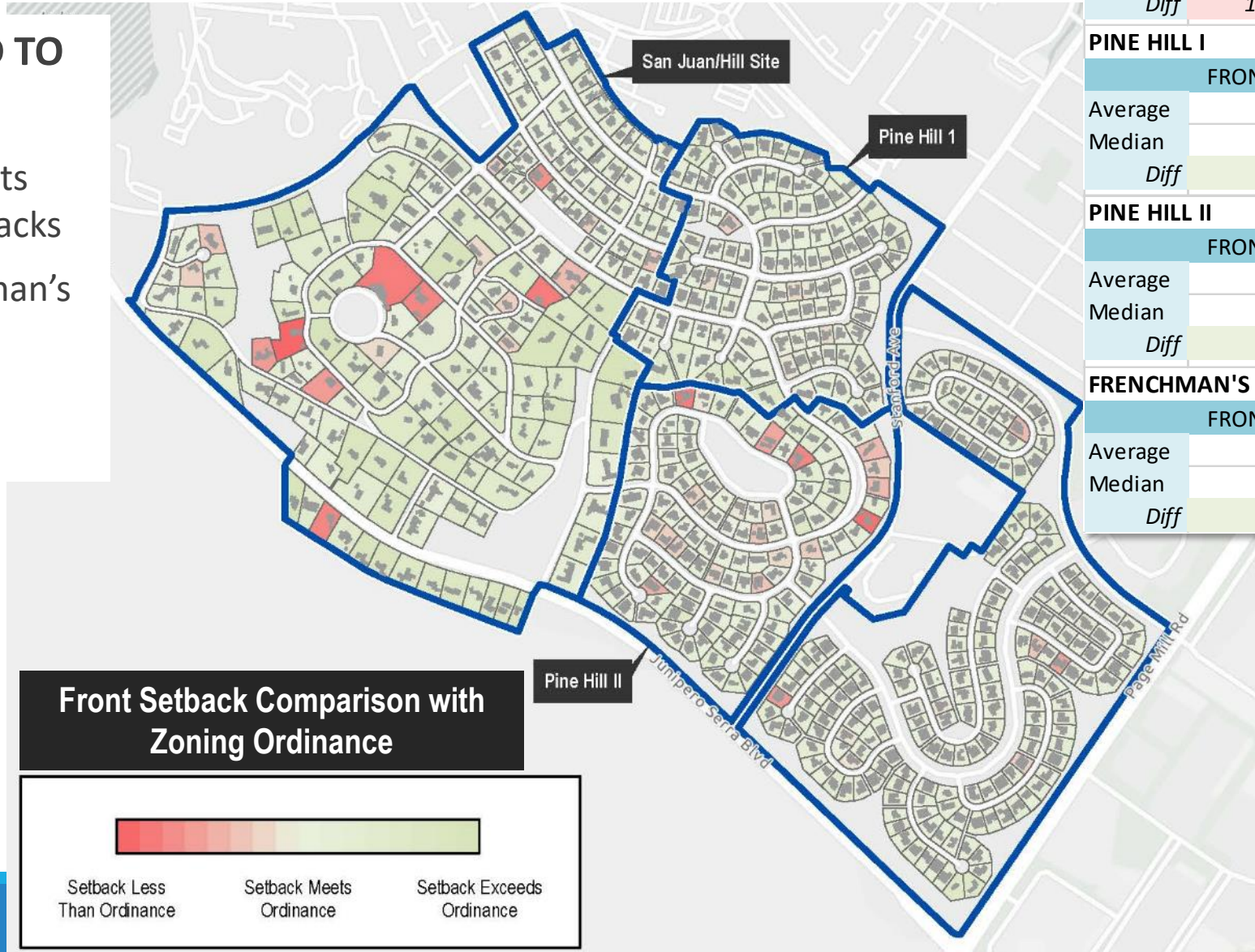
SETBACKS SUMMARY				
SETBACKS UNDER R1S ZONING				
	FRONT	REAR	LEFT	RIGHT
	25	25	5	5
SAN JUAN/SAN JUAN HILL				
	FRONT	REAR	LEFT	RIGHT
Average	53.0	47.0	32.7	35.4
Median	42.3	37.7	25.0	27.6
Diff	10.7	9.3	7.7	7.8
PINE HILL I				
	FRONT	REAR	LEFT	RIGHT
Average	34.5	42.0	20.0	18.3
Median	31.9	31.5	17.1	15.6
Diff	2.6	10.4	2.8	2.7
PINE HILL II				
	FRONT	REAR	LEFT	RIGHT
Average	30.8	45.0	17.6	16.6
Median	28.4	40.7	16.3	15.1
Diff	2.3	4.4	1.2	1.5
FRENCHMAN'S HILL				
	FRONT	REAR	LEFT	RIGHT
Average	32.8	36.3	16.0	15.5
Median	31.0	34.2	13.7	13.8
Diff	1.7	2.1	2.3	1.7

Table indicates the average and median (in feet) for each setback by neighborhoods. The greater the difference between the average and median values indicates a wider range of values for each setback.

Preliminary As-built Assessment

SETBACKS COMPARED TO ZONING ORDINANCE

- Most building footprints exceed minimum setbacks
- Pine Hill I and Frenchman's Hill most compliant to Zoning



SETBACK DISTANCES BEYOND ZONING				
SAN JUAN/SAN JUAN HILL				
	FRONT	REAR	LEFT	RIGHT
Average	28.0	22.0	27.7	30.4
Median	17.3	12.7	20.0	22.6
Diff	10.7	9.3	7.7	7.8
PINE HILL I				
	FRONT	REAR	LEFT	RIGHT
Average	9.5	17.0	15.0	13.3
Median	6.9	13.7	12.1	10.6
Diff	2.6	3.3	2.8	2.7
PINE HILL II				
	FRONT	REAR	LEFT	RIGHT
Average	5.8	20.0	12.6	11.6
Median	3.4	15.7	11.3	10.1
Diff	2.3	4.4	1.2	1.5
FRENCHMAN'S HILL				
	FRONT	REAR	LEFT	RIGHT
Average	7.8	11.3	11.0	10.5
Median	6.9	10.3	8.0	8.7
Diff	0.8	1.0	3.0	1.8

Table indicates how many feet beyond or below the zoning minimum the average/median is for each setback.

Preliminary As-built Assessment

BUILDING HEIGHT

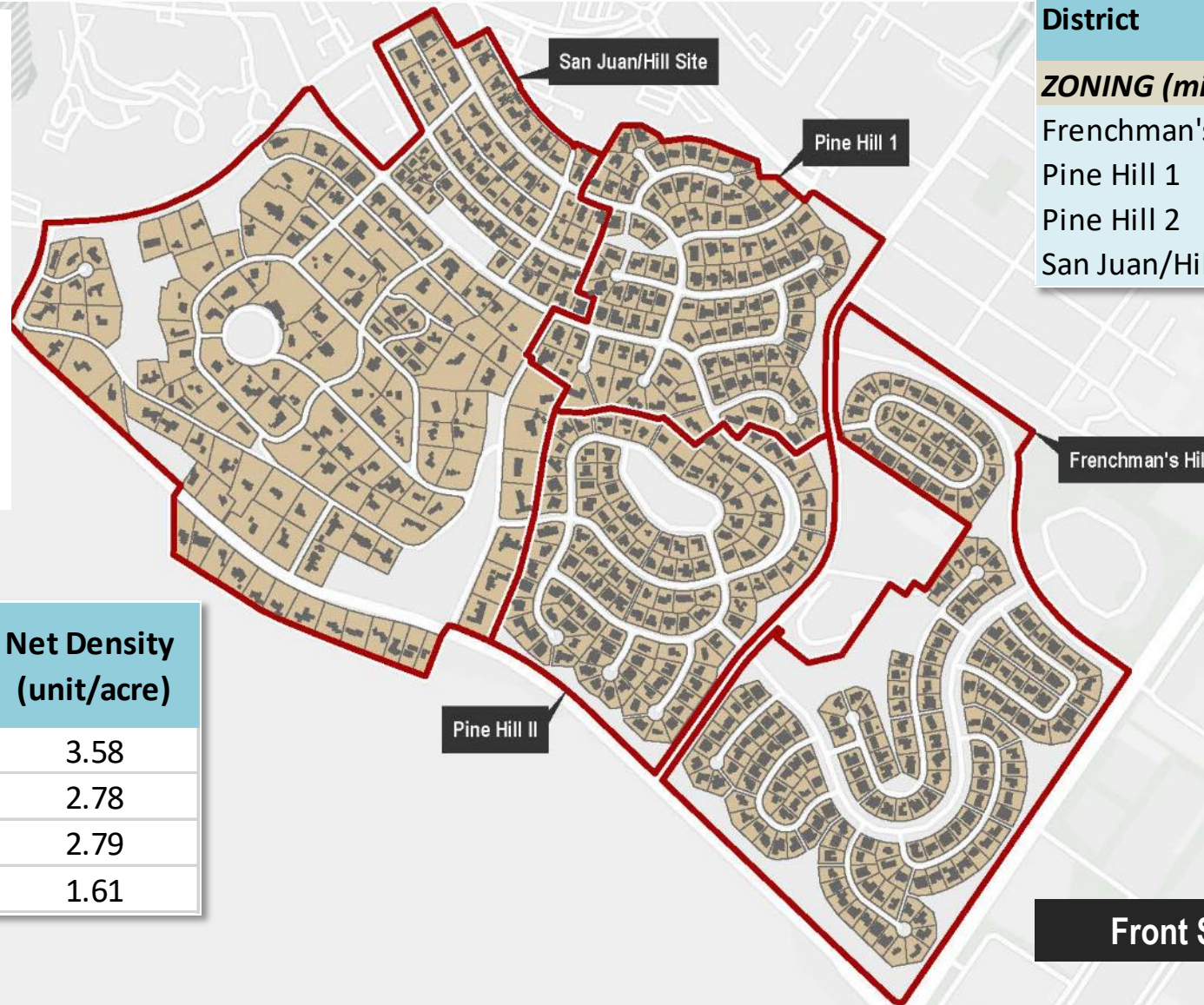
- Zoning allows 35' height & 2½ stories
- No reliable data on building heights
- Building stories derived from Assessor's data
- Pine Hill I/II, Frenchman's Hill consistent with Zoning



Preliminary As-built Assessment

RESIDENTIAL DENSITY

- Zoning allows for 8 units per net acre.
- Neighborhood densities reflective of the period they were built in.
- Net densities way below allowed by Zoning.



District	Avg. Lot Size (sq. ft.)
ZONING (min)	5,445
Frenchman's Hill	13,082
Pine Hill 1	16,481
Pine Hill 2	15,660
San Juan/Hill Site	29,508

District	Gross Density (Unit/Acre)	Net Density (unit/acre)
Frenchman's Hill	1.73	3.58
Pine Hill 1	1.97	2.78
Pine Hill 2	1.9	2.79
San Juan/Hill Site	1.12	1.61

Front Setback Comparison

Preliminary As-built Assessment

SUMMARY

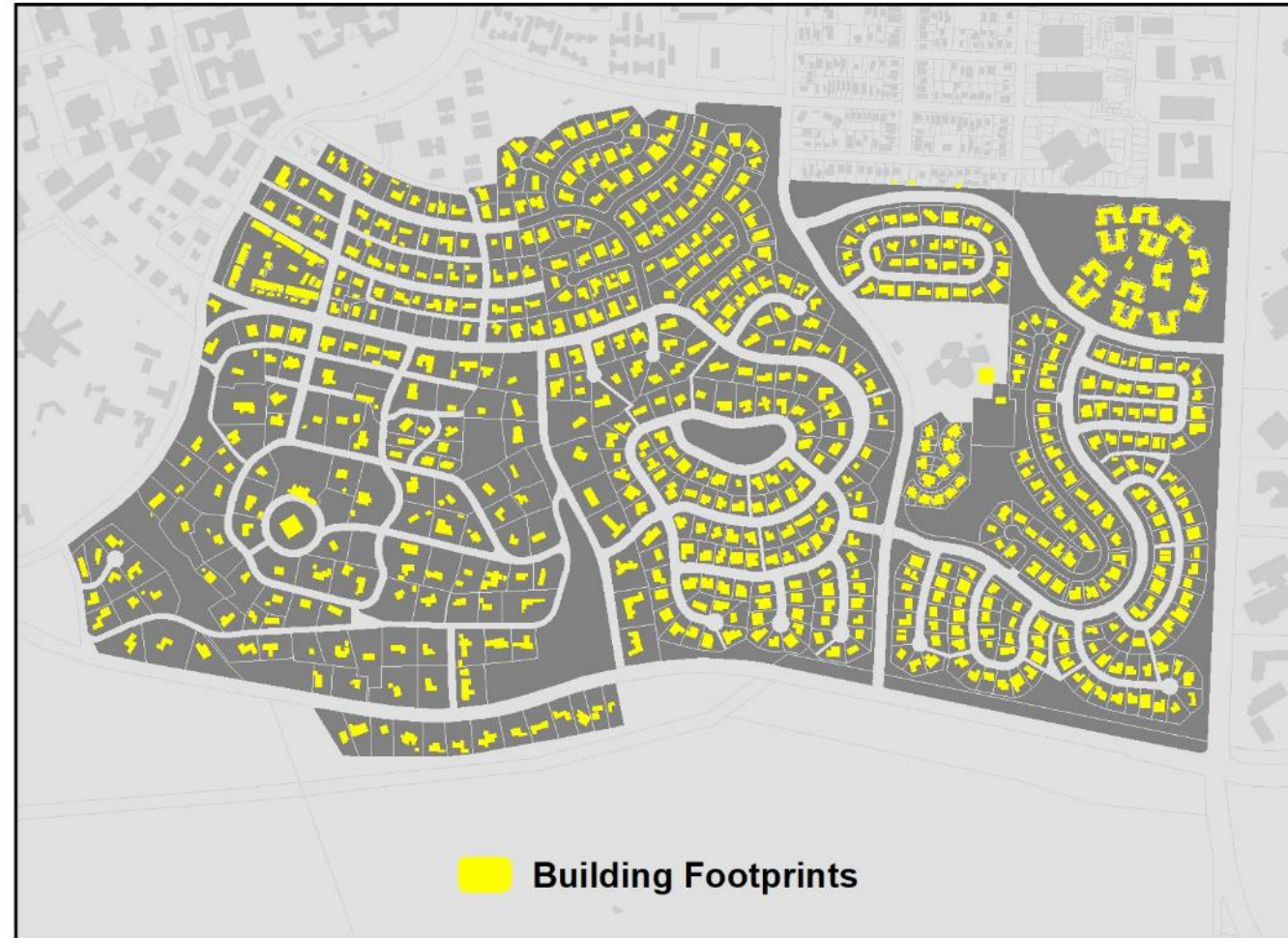
- Zoning allows up to 8 units per acre; 25 ft front/rear minimum setbacks; 35' maximum height & 2½ stories.
- Pine Hill I & II, Frenchman's Hill are more consistent with Zoning Development Standards.
- San Juan/San Juan Hill neighborhood is most varied in building layout (*average significantly different than median value*).
- Net density of all neighborhoods well below the allowed density.
- Pinehill I & II, and Frenchman's Hill have more cohesive as-built character from a built-form perspective.

Category	Current Zoning	Existing Neighborhood
Density	8/du acre (net)	SJ: 1.6, PH: 2.8, FH: 3.6
Setbacks (min.)	Front/Rear: 25 ft Side: 5 ft	Mostly exceeds Zoning
Building Height (max.)	35 ft / 2.5 stories	Mostly meets Zoning

Further As-built Assessment

- Verify remote assessment findings with site visit.
- Assess elements of public-private interface such as streetlights, street trees, driveway locations etc. for consistency.
- Complete a findings summary memo that outlines potential modifications to development standards covering -
 - Densities
 - Setbacks
 - Lot Coverage
 - Frontages

if community desires to maintain neighborhood character.



Questions



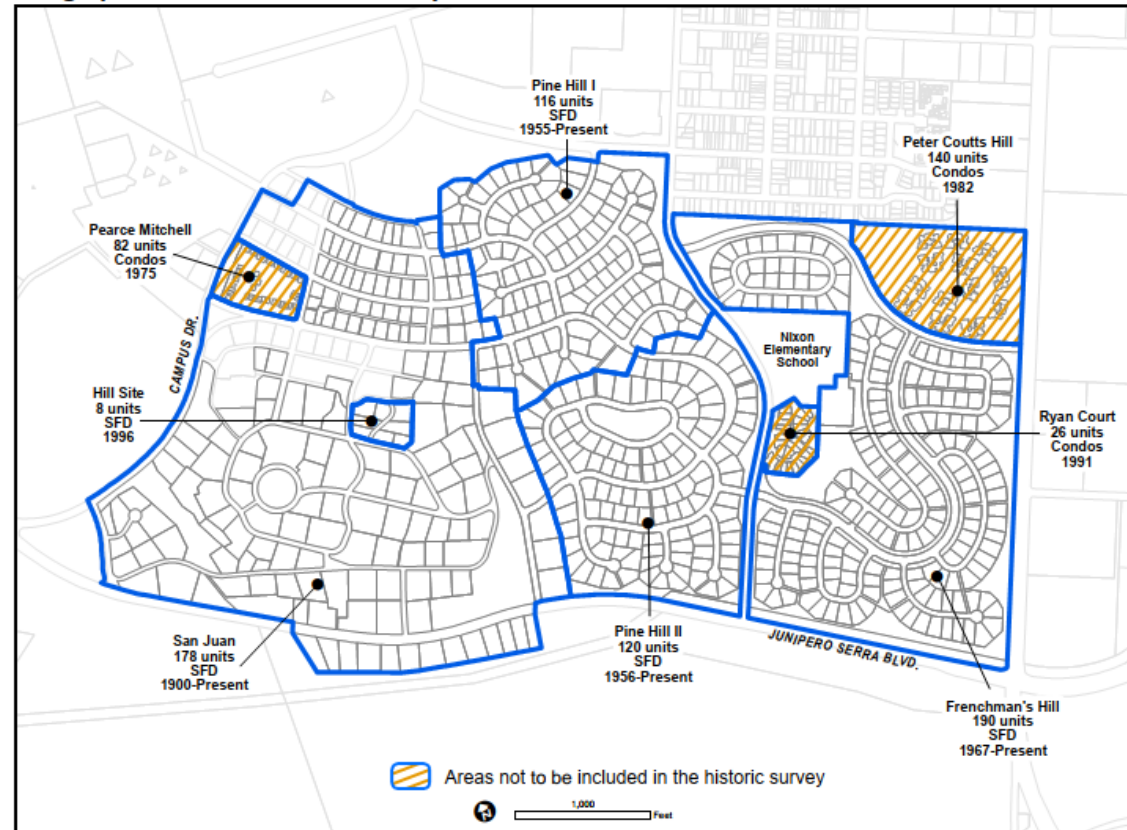
Evaluation Criteria; Background Research and Survey Methods -ESA

Historic Survey of the San Juan Residential District



Exhibit 2

Geographic Extent of Historic Survey - San Juan Residential District



Introduction



ESA

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Similar Projects

- Bart Silicon Valley Phase II, San Jose
- High Speed Train
- R Street Historic District, Sacramento



SOURCE: USDA, 2016; City of Sacramento, 2016; ESA, 2017

Sacramento Downtown Specific Plan . 150842

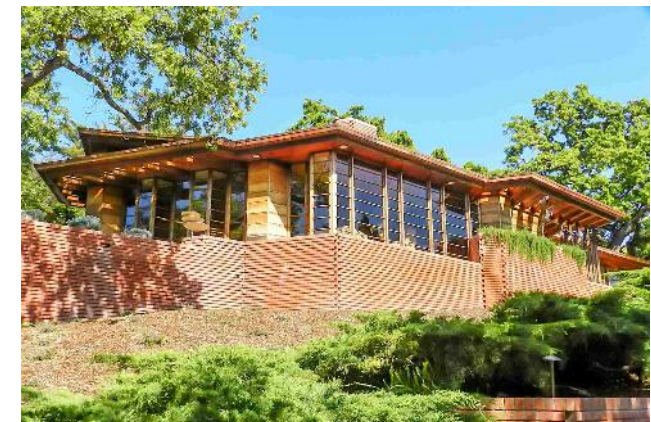
Figure 1
R Street Corridor Existing
Historic District and Resources

Purpose



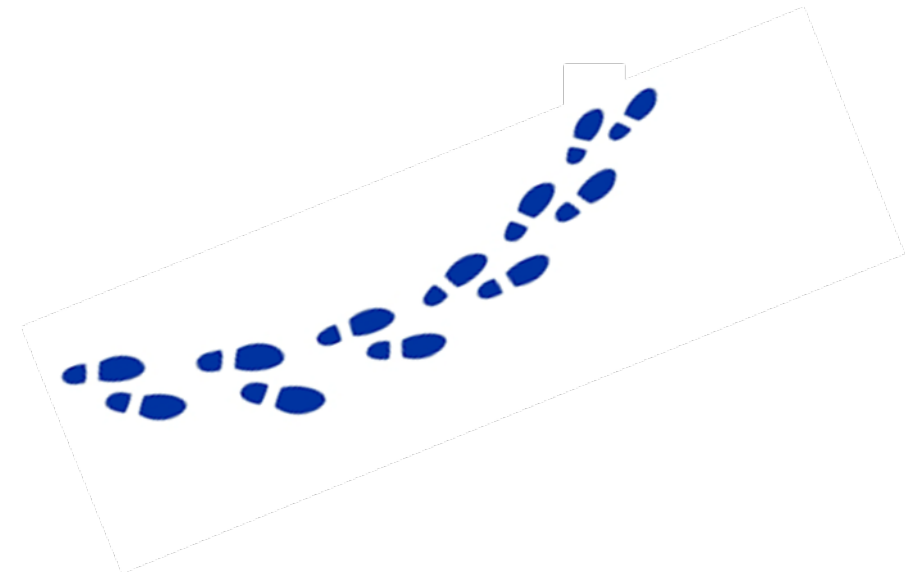
- County's General Plan and Historic Preservation Ordinance (Ord. No. NS-1100.96, Division C17)
- 2000 Stanford Community Plan (Chapter 6 – Resource Conservation)
- Support planning effort to determine if specific development standards are needed in the San Juan Residential District
 - Identify potential historic district(s) and individually eligible resources

Hanna House



Process

- Step 1 - Establish Evaluation Criteria
- Step 2 - Establish Survey, Research, and Evaluation Methods
- Step 3 - Conduct Research
- Step 4 - Conduct Survey
- Step 5 - Prepare Report (incl. DPR 523 forms)



Step 1 - Establish Evaluation Criteria

- Individual v. District Eligibility
- Regulatory Context
 - National Register of Historic Places (54 U.S.C. 306108)
 - California Register of Historical Resources (PRC Section 5024.1)
 - Santa Clara County Heritage Resource Inventory (Ord. No. NS-110.96, Division C-17)
- Criteria
 - A/1/1 – Events
 - B/2/2 – Persons
 - C/3/3 – Architecture/Construction
 - D/4/4 – Information

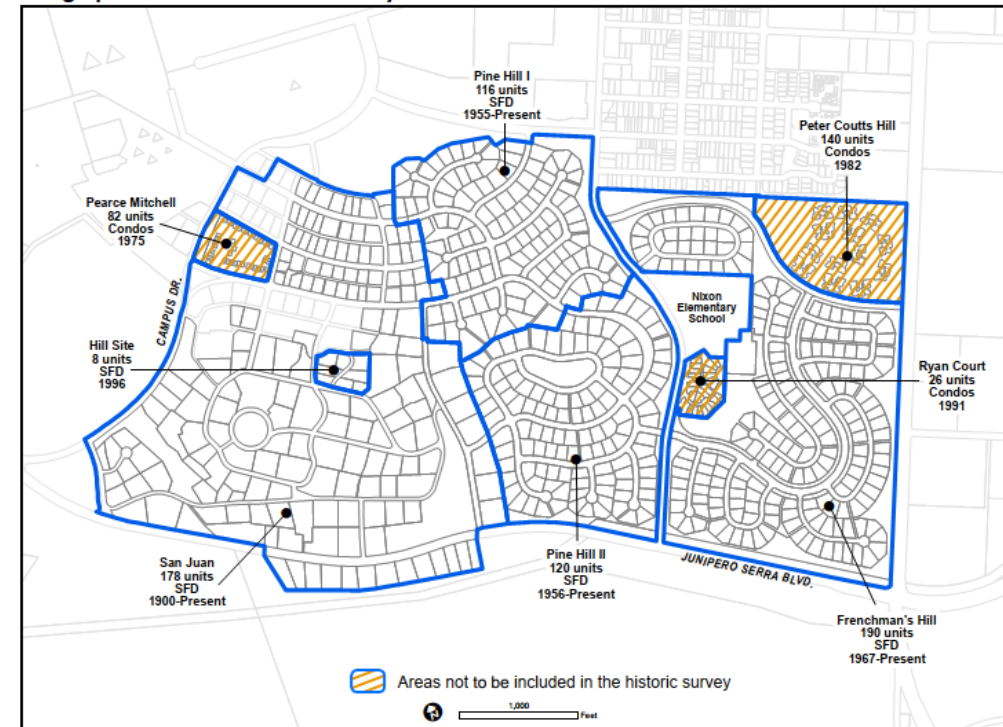
Step 2 – Establish Research, Survey, and Evaluation Methods



- Secretary of the Interior's Standards and Guidelines for Identification and Evaluation
- Research
 - Study Area
 - Literature Review/Archival Research
- Survey
 - Reconnaissance
- Evaluation
 - NRHP, CRHR and SCC HRI

Geographic Extent of Historic Survey - San Juan Residential District

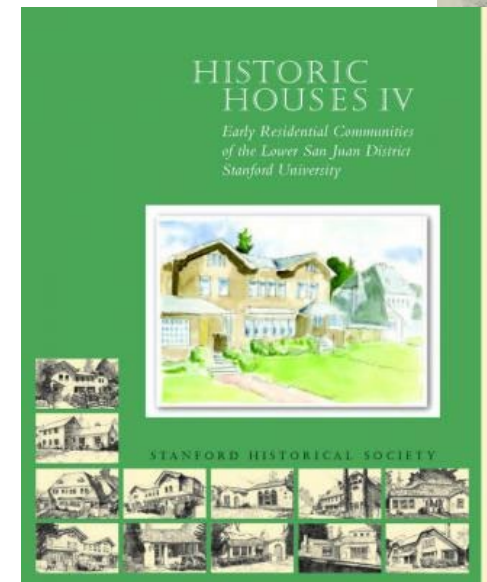
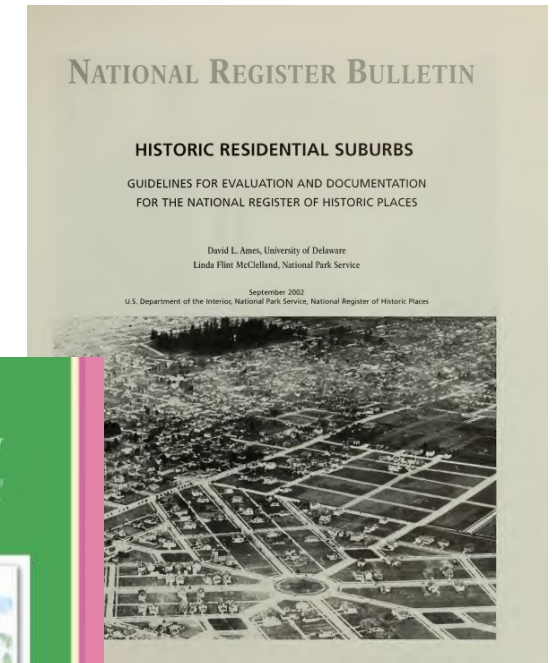
Exhibit 2



Step 3 – Conduct Research



- Sources
 - Historical Context Statements (i.e., Tract Housing in California)
 - Previous evaluations
 - Historic Houses series (SHS)
 - NRHP, NHL, and CHL nominations
 - Public/private archives
 - Assessor's Parcel Data
 - Aerial imagery and topographic maps



Step 3 – Conduct Research (cont.)



**TABLE 1
HISTORIC-AGE RESOURCES BY NEIGHBORHOOD**

Neighborhood	# of parcels	# of historic-age buildings present	Listed Resources
Frenchman's Hill	190	189	0
Pine Hill I	115	112	0
Pine Hill II	120	117	0
San Juan	204	189	7

**TABLE 2
SAN JUAN NEIGHBORHOOD –LISTED RESOURCES**

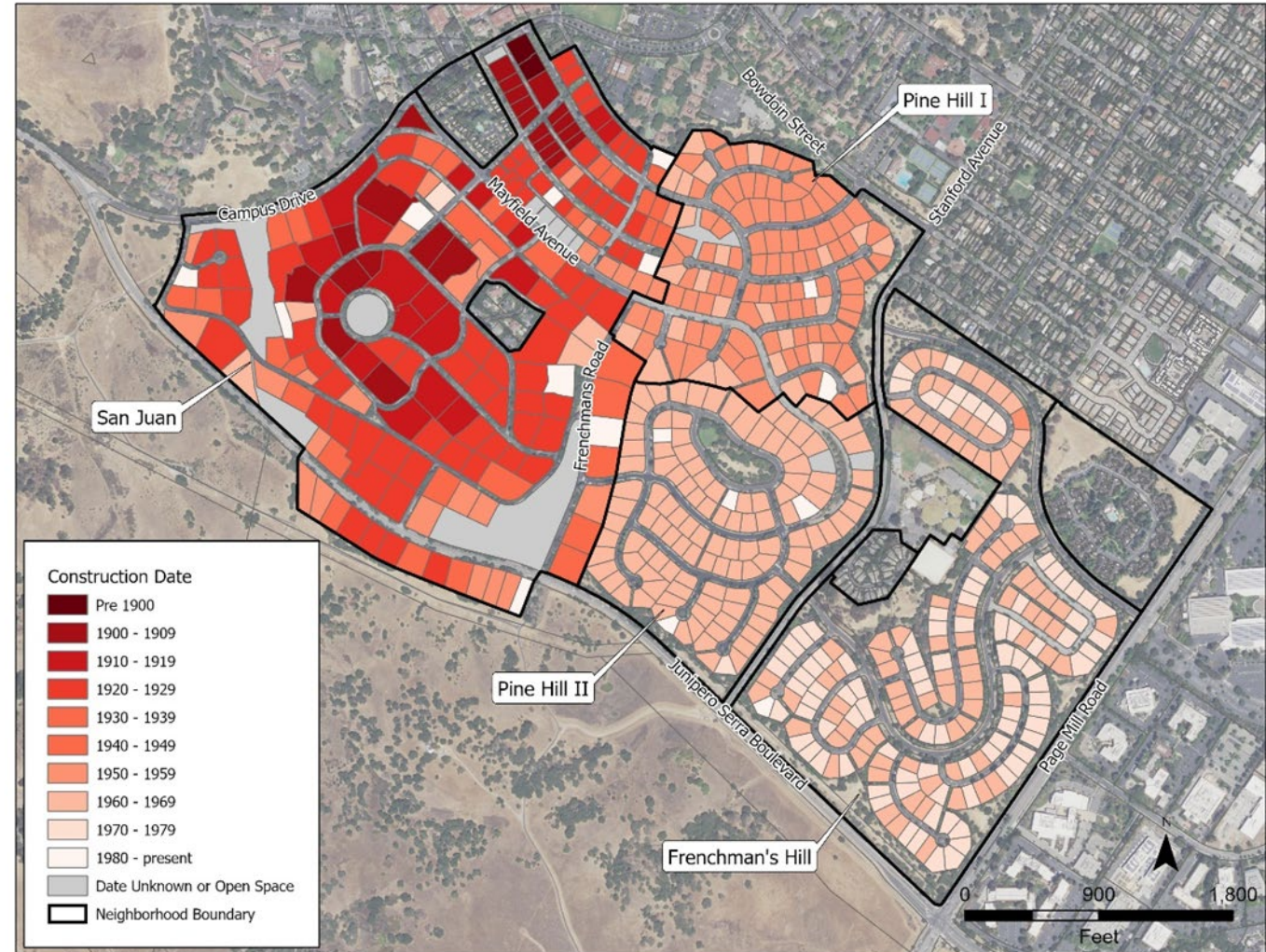
Resource Name	Address/Parcel No.	Construction Date / Architectural Style	Status
Griffen-Drell House	576 Alvarado Row / 142-07-017	1935 / Spanish Eclectic	SCC HRI-listed
Durand-Kirkman House	623 Cabrillo Avenue / 142-08-025	1905 / Shingle	SCC HRI-listed
Cooksey House	550 San Juan Street / 142-08-030	1900 / Shingle	SCC HRI-listed
Lou Henry Hoover House	623 Mirada Avenue / 142-08-146	1919 / International	NHL- and SCC HRI-listed, CHL #913
Hanna House	737 Frenchman's Road / 142-11-134	1937 / Prairie/Usonian	NHL, SCC HRI-listed
McFarland House	775 Santa Ynez Street / 142-08-049	1914 / Tudor with Craftsman details	NRHP-listed
Hesperides	766 Santa Ynez Street / 142-08-132	1926 / Mediterranean	SCC HRI-listed

NOTES: NRHP – National Register of Historic Places, NHL – National Historic Landmark, CHL – California Historical Landmark, SCC HRI – Santa Clara County Heritage Resource Inventory

Step 3 – Conduct Research (cont.)



- Potential themes
 - Double Houses (SJ)
 - Mrs. Hoovers Cottages (SJ)
 - Pattern Book Houses (SJ)
 - Affordable Faculty Housing
 - Tract Housing (FH/PH I/PH II)



Step 4 – Conduct Survey



- Historic-age buildings in the Frenchman’s Hill, Pine Hill I, Pine Hill II, and San Juan neighborhoods
- Reconnaissance-level (from public right-of-way) – Sept. 21st – Oct. 2nd

SEPTEMBER 2020

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAURDAY
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

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Step 5 – Prepare Report



- Report components
 - Context
 - Methods and Criteria
 - Evaluations
 - Individual and District eligibility (NRHP, CRHR, and HRI)
 - Integrity
 - Recommendations
 - Appendices –
 - Property Matrix
 - DPR 523 form (16 max.)

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted
 a. County _____ and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 b. USGS 7.5' Quad _____ Date _____ T: _____ R: _____ of _____ of Sec _____ B.M.
 c. Address _____ City _____ Zip _____
 d. UTM: (Give more than one for large and/or linear resources) Zone _____ m/E/ _____ m/N
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*P3b. Resource Attributes: (List attributes and codes) _____

*P4. Resources Present:
 Building Structure Object Site
 District Element of District
 Other (Isolates, etc.)
 P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)
 P5b. Description of Photo: (view, date, accession #)
 *P6. Date Constructed/Age and Source: Historic Prehistoric Both
 *P7. Owner and Address:

 *P8. Recorded by: (Name, affiliation, and address)

 *P9. Date Recorded:

 *P10. Survey Type: (Describe)

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") _____

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

DPR 523A (9/2013) *Required Information

San Juan Neighborhood										
Address										
Map #	#	Street Name	APN	Previous Address(es)	Construction Date(s)	Name	Architect	Architectural Style	Status	Photo
SI-1	587	Alvarado Row	142-07-014	17 Alvarado Row	1920		Bungalowcraft Company	Craftsman		

Questions



Break [5 minutes]



Update on application of 2000 GUP Conditions

- Interim Approach – Proceed with Current Permitting Process
- For homes 50 years or older, current process includes -
 - *Stanford Heritage Services* preliminary review of plans to determine if they generally meet the *Secretary of Interior's* standards.
 - County Staff will look for Stanford letter and stamp on plans. If these are provided, permit application will proceed as before.
- Only permit applications for large partial/complete demolitions will require a detailed historic assessment.
- Matrix is being revised to reflect interim approach.
- The public outreach meeting will be held during the week of October 5th.
- Once survey is completed, the permitting process will be updated.

Thank You

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