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 [10 mins]

2. Evaluation of Existing Neighborhood Design: Presentation on Preliminary Findings [15 mins]
   - Questions [10 mins]

   - Questions [10 mins]

Break [5 mins]

4. Follow-up on Status of interim permit procedures [10 mins]
   - Questions [10 mins]

5. Adjourn
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.

<table>
<thead>
<tr>
<th>SETBACKS SUMMARY</th>
<th>SETBACKS UNDER R1S ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FRONT</td>
</tr>
<tr>
<td>SAN JUAN/SAN JUAN HILL</td>
<td></td>
</tr>
<tr>
<td>Average</td>
<td>53.0</td>
</tr>
<tr>
<td>Median</td>
<td>42.3</td>
</tr>
<tr>
<td>Diff</td>
<td>10.7</td>
</tr>
</tbody>
</table>

| PINE HILL I       |       |      |      |       |
| 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      |       |      |      |       |
| 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  |       |      |      |       |
| 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

<table>
<thead>
<tr>
<th>SETBACK DISTANCES BEYOND ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SAN JUAN/SAN JUAN HILL</strong></td>
</tr>
<tr>
<td>FRONT  REAR  LEFT  RIGHT</td>
</tr>
<tr>
<td>Average 28.0 22.0 27.7 30.4</td>
</tr>
<tr>
<td>Median 17.3 12.7 20.0 22.6</td>
</tr>
<tr>
<td>Diff 10.7 9.3 7.7 7.8</td>
</tr>
</tbody>
</table>

| **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.

<table>
<thead>
<tr>
<th>District</th>
<th>Gross Density (Unit/Acre)</th>
<th>Net Density (unit/acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frenchman's Hill</td>
<td>1.73</td>
<td>3.58</td>
</tr>
<tr>
<td>Pine Hill 1</td>
<td>1.97</td>
<td>2.78</td>
</tr>
<tr>
<td>Pine Hill 2</td>
<td>1.9</td>
<td>2.79</td>
</tr>
<tr>
<td>San Juan/Hill Site</td>
<td>1.12</td>
<td>1.61</td>
</tr>
</tbody>
</table>

**Front Setback Comparison**

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

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

ESA
Amber Grady – agrady@esassoc.com

Similar Projects
◦ Bart Silicon Valley Phase II, San Jose
◦ High Speed Train
◦ R Street Historic District, Sacramento
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
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**

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th># of parcels</th>
<th># of historic-age buildings present</th>
<th>Listed Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frenchman’s Hill</td>
<td>190</td>
<td>189</td>
<td>0</td>
</tr>
<tr>
<td>Pine Hill I</td>
<td>115</td>
<td>112</td>
<td>0</td>
</tr>
<tr>
<td>Pine Hill II</td>
<td>120</td>
<td>117</td>
<td>0</td>
</tr>
<tr>
<td>San Juan</td>
<td>204</td>
<td>189</td>
<td>7</td>
</tr>
</tbody>
</table>

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

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

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
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.)
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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