



San Juan Residential District Historic Survey & Development Standards Study

Community Stakeholder Group (CSG)

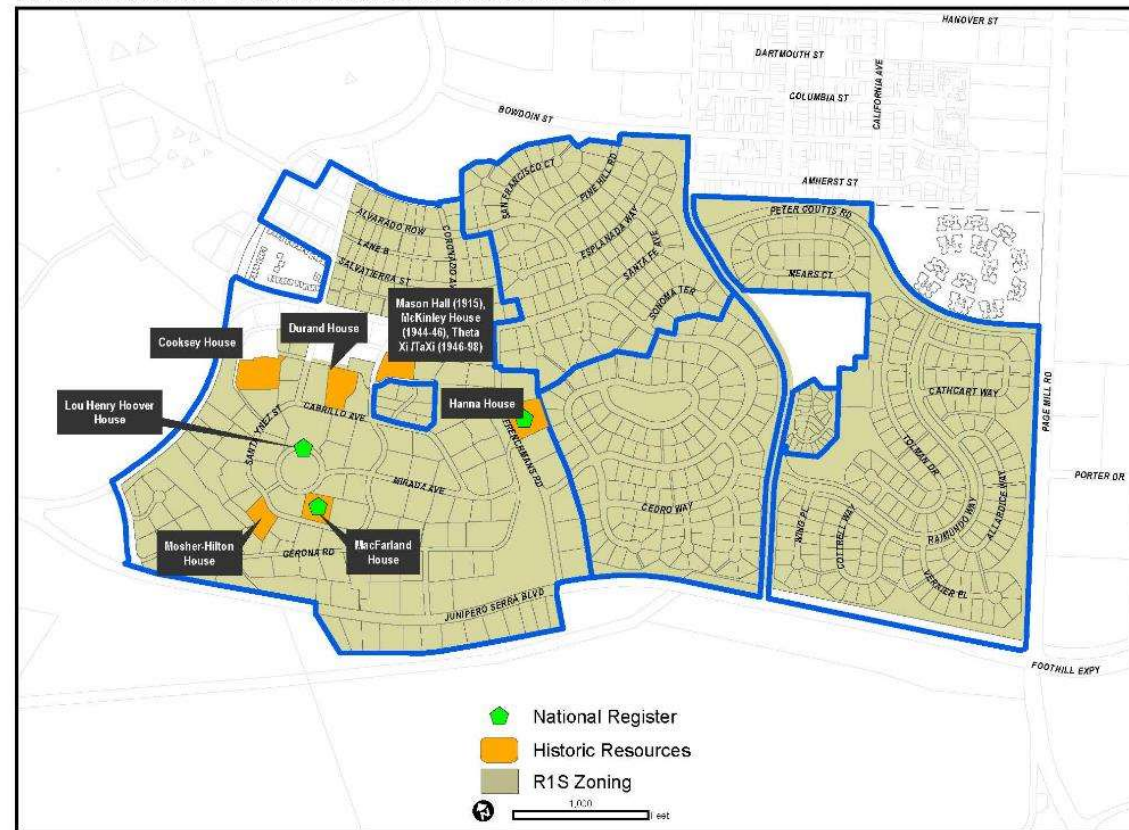
DEPARTMENT OF PLANNING AND DEVELOPMENT

MARCH 2, 2021

Agenda

1. Welcome & Introductions - DPD
2. Status Update - DPD (5 minutes)
3. Results of Survey – ESA (10 minutes)
4. Recommended District - ESA (10 minutes)
5. Potential Development Standard approach - DPD (5 minutes)
6. Q & A (30 minutes)
7. **Break (5 minutes)**
8. Permit Process for San Juan - DPD (15 minutes)
9. Q & A (30 minutes)
10. Next Steps (5)
11. Adjourn

San Juan District - Historic Resources and Landmarks



Meeting Objectives

- Present Historic Survey Findings
- Discuss the Identified Historic District & potential for other districts
- Outline approach to development standards
- Present the Permit Process Outline that will be used for San Juan Neighborhood

Status Update

Tentative Project Timeline:

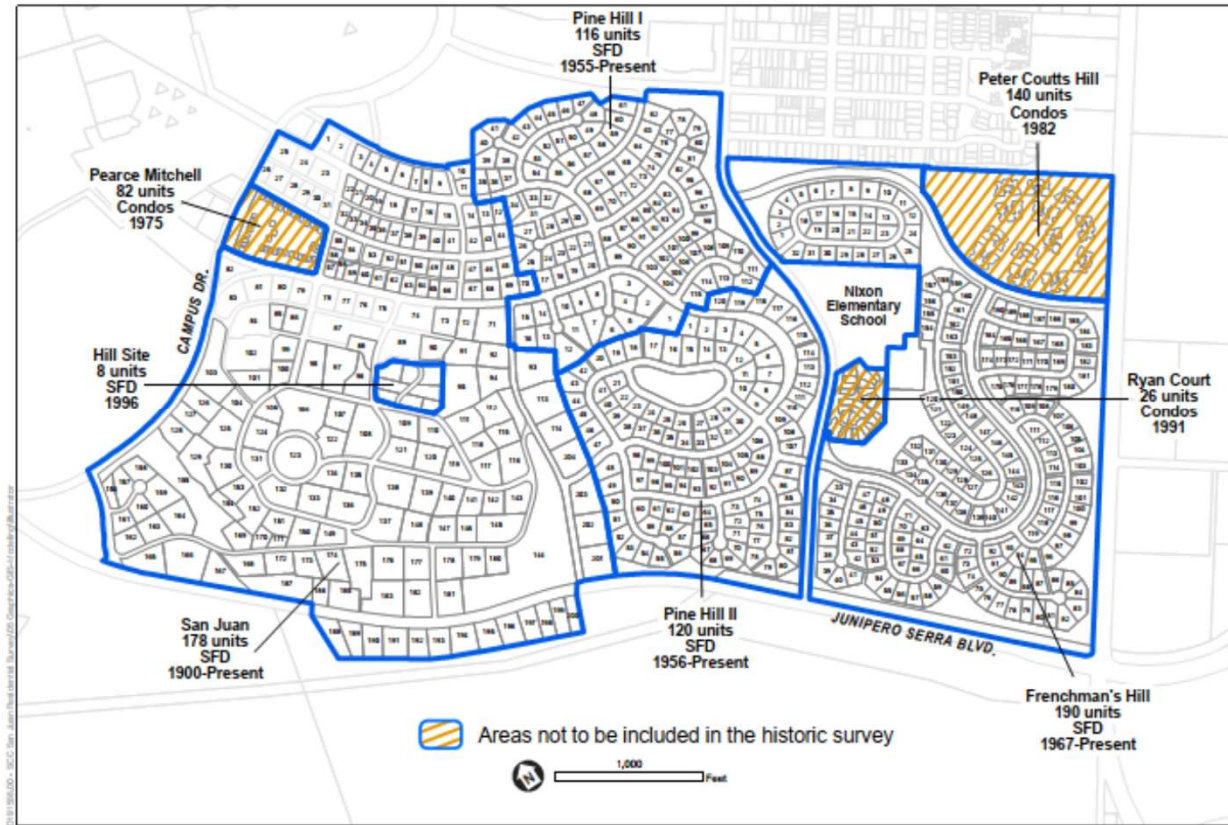
- *1st Community Meeting – February 27, 2020*
- *Formation of CSG (March - May 2020)*
- *1st CSG Meeting – June 10, 2020*
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Initial Board Referral – *March 2019*

- *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

San Juan Residential District Survey

- Process – 5 steps
- What the report includes:
 - Regulatory Framework and Methods
 - Historic Context
 - Evaluation
 - Conclusions and Recommendations
 - Appendices
 - *Neighborhood Databases*
 - *Architect/Builder Summaries*



Refining the Scope

Original scope v. modified scope

- Original - one historic district and 15 individual evaluations
- Modified - one historic district evaluation with an expanded historic context and architect/builder biographies
- Reasoning – provided greater community benefit for future work by providing an expanded historic context and architect/builder data.

Results and Recommendations

- Individual v. District Eligibility
- Frenchman's Hill/Pine Hill I and II
- Potential Historic Districts
 - San Juan – divided into Lower San Juan and San Juan Hill
 - Lower San Juan Neighborhood Historic District



Results and Recommendations

- Lower San Juan Neighborhood Historic District
- Potentially Individually Eligible Buildings
 - San Juan – 176
 - Frenchman's Hill – 174
 - Pine Hill I – 111
 - Pine Hill II - 117
- Other Potential Historic Districts
 - San Juan Hill Neighborhood
- Design Guidelines for Lower San Juan Neighborhood Historic District



Development Standards - Recap

Existing Zoning Summary

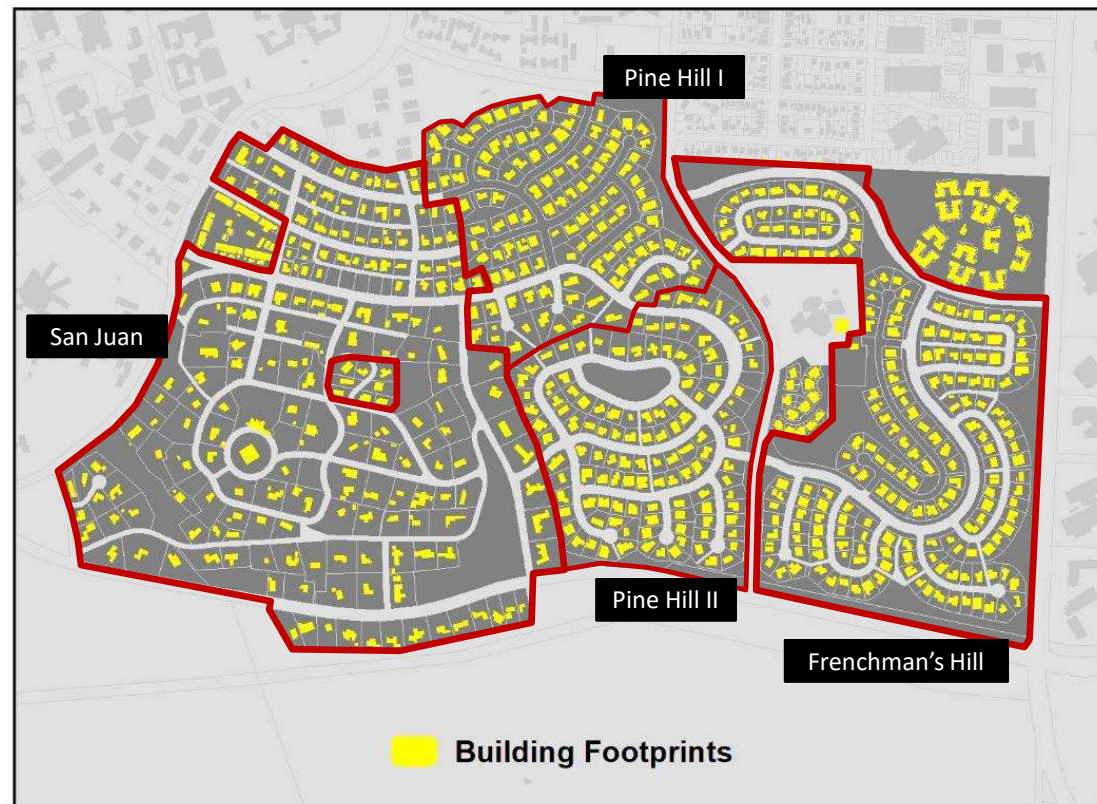
- Zoning allows up to 8 units per acre; 25 ft front/rear minimum setbacks; 35' maximum height & 2½ stories.
- Pine Hill I & II, Frenchman's Hill are more consistent with Zoning Development Standards.
- San Juan/San Juan Hill neighborhood is most varied in building layout (*average significantly different 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 conforms with Zoning
Building Height (max.)	35 ft / 2.5 stories	Mostly conforms with Zoning

Further As-built Assessment

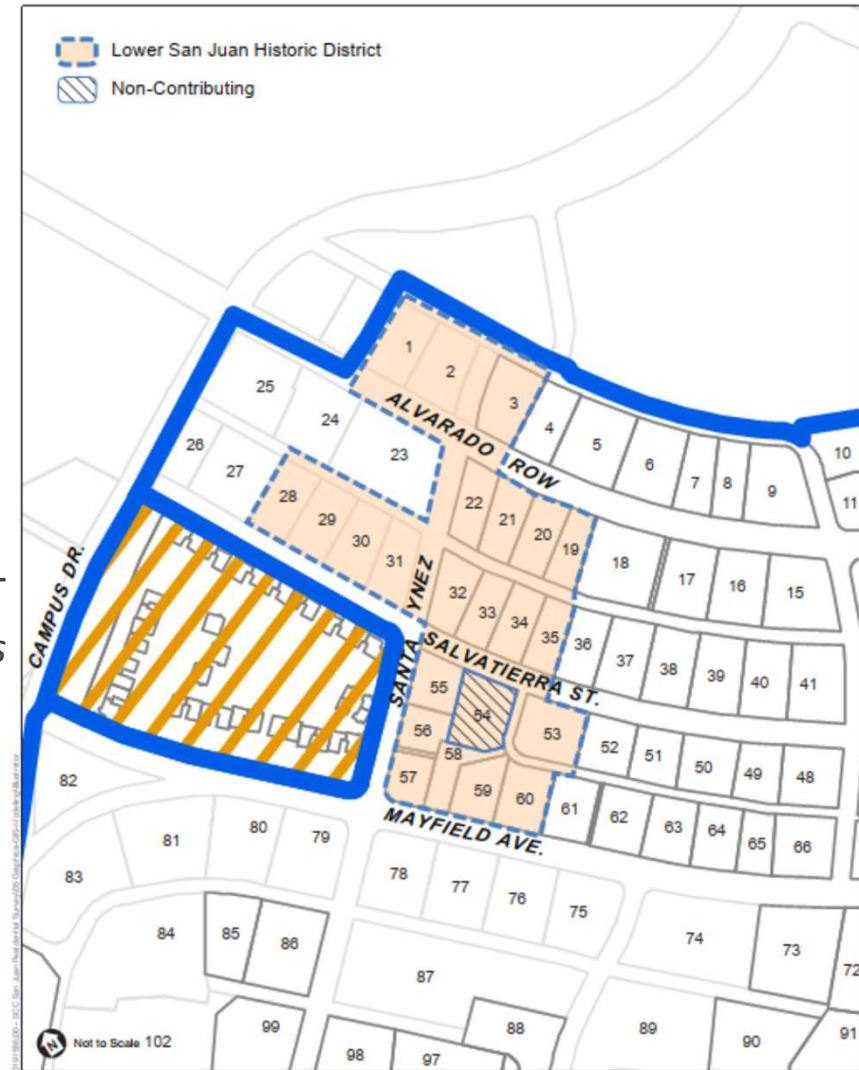
FINDINGS

- Most homes well within allowed setback limits & heights
- In general, all neighborhoods except San Juan are consistent in setbacks, lot coverage & heights.
- San Juan, particularly San Juan Hill/Upper San Juan most varied due to the long period of development, terrain, and irregular parcel sizes/shapes



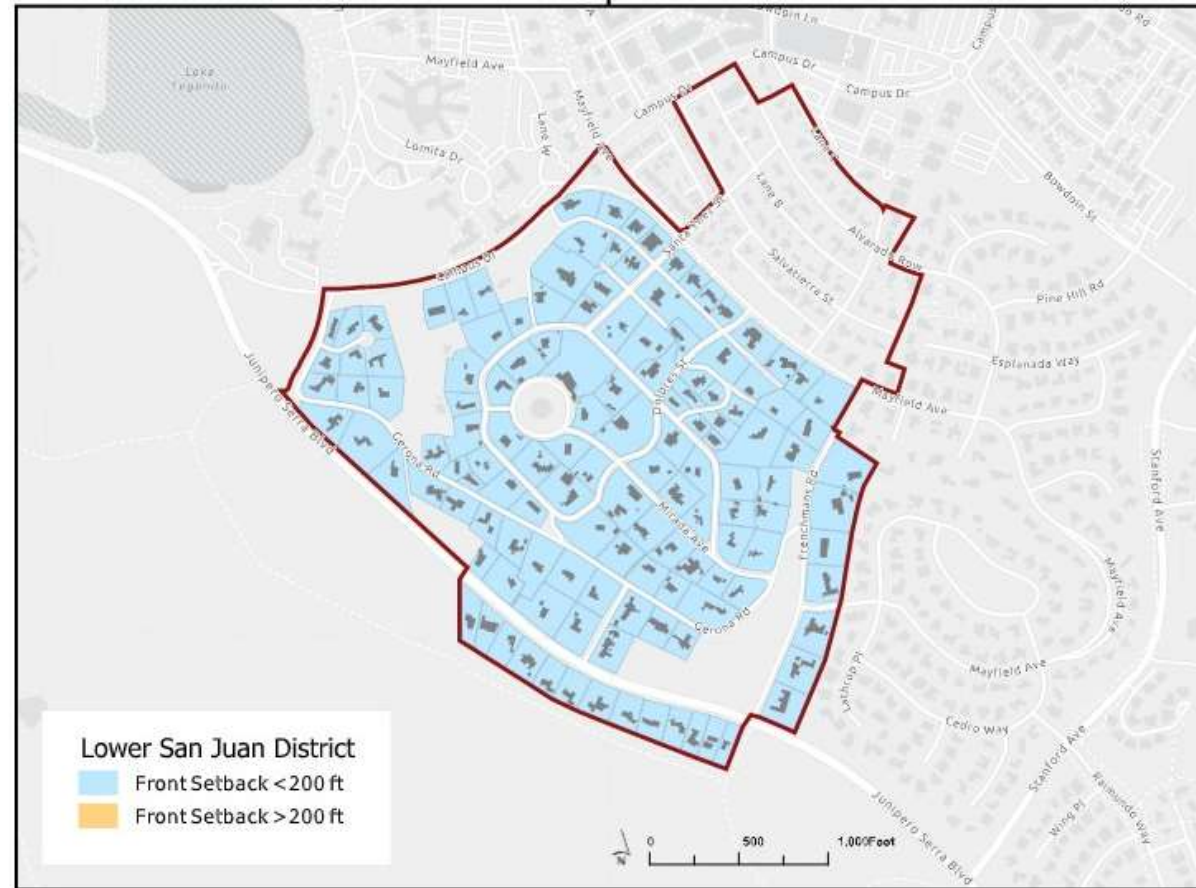
Development Standards – Historic District

- Existing Zoning/Development standards generally do not impede preservation
- Districtwide development guidelines may include -
 - *Front setback considerations in relation to adjacent homes*
 - *Built form/volumes to complement adjacent homes.*
 - *New homes / modification to older homes not determined as historically significant would have to adhere to guidelines.*



Development Standards – San Juan Hill

- Consider a minimum frontage width requirement.
- Consider adding building site coverage standard.
- These will help maintain visual character.



In Summary

- Pine Hill I/II & Frenchman's Hill do not qualify as a District.
- Lower San Juan identified as a District – Hoover Homes & Double Cottages.
- Due to over 160 homes qualifying for HSAs, the 15 HSAs were forgone to provide more detail on Architects/Builders in Report.
- The additional detail streamlines future HSAs by reducing time & cost on research.
- Development Standards for Historic District & Upper San Juan next steps.

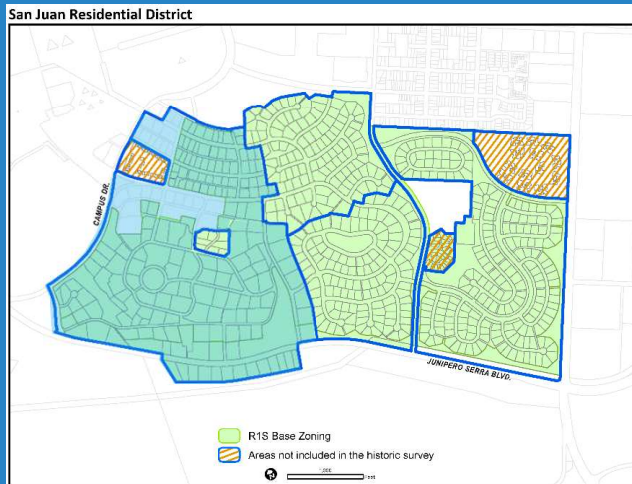
Questions



Break (5 minutes)



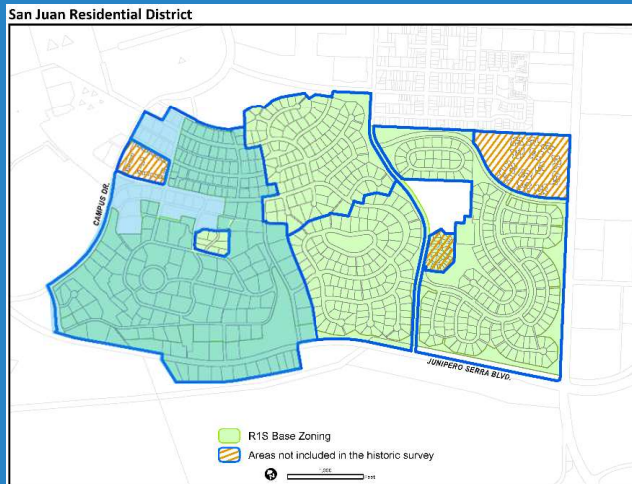
Permit Process for San Juan Neighborhood



- Study indicates that *Pine Hill I/II* & *Frenchman's* do not have district characteristics of historic significance
- **Homes in these neighborhoods will not require HSAs/small project clearance as a default.**
- Only if Home is associated with person/architect/building tech/activity of significance, then HSA would be required.
- All homes within San Juan Neighborhood, 50 years or older would require HSA/small project clearance.

HSA – Historic Significance Assessment

Permit Process for San Juan Neighborhood



Two Categories of Projects –

1. Project falls under *SMALL PROJECT* definition;
or
2. Project requiring HSA and SOI peer review;

Definition of Small Project

- Demolition or removal of non-contributing historic features;
- Any alterations that do not change exterior features;
- Matched replacements of windows and doors, and;
- Addition of 500 square feet or less proposed for side or rear elevations.

HSA – Historic Significance Assessment
SOI(S) – Secretary of Interior Standards

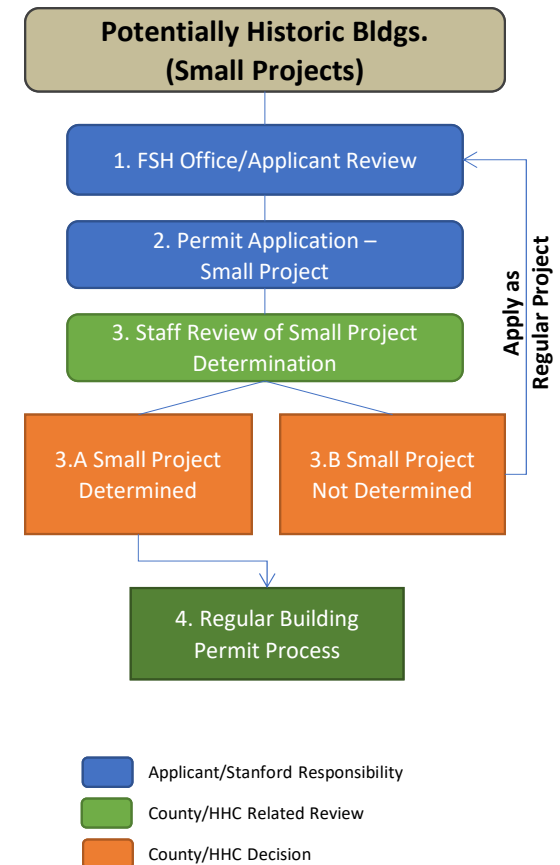
Permit Process for San Juan Neighborhood

Small Project Example

1. Adding Solar Panels, or
2. Changing Windows, or
3. Adding a 200 sq. ft. room

Permit Process

- Step 1: Stanford FSH Office Review
 - FSH prepares letter confirming Small Project
 - Provides SOIS documentation
- Step 2: Permit Application Submittal.
- Step 3: Staff Review of Small Project Determination.
- Step 4: Regular Building Permit Process.



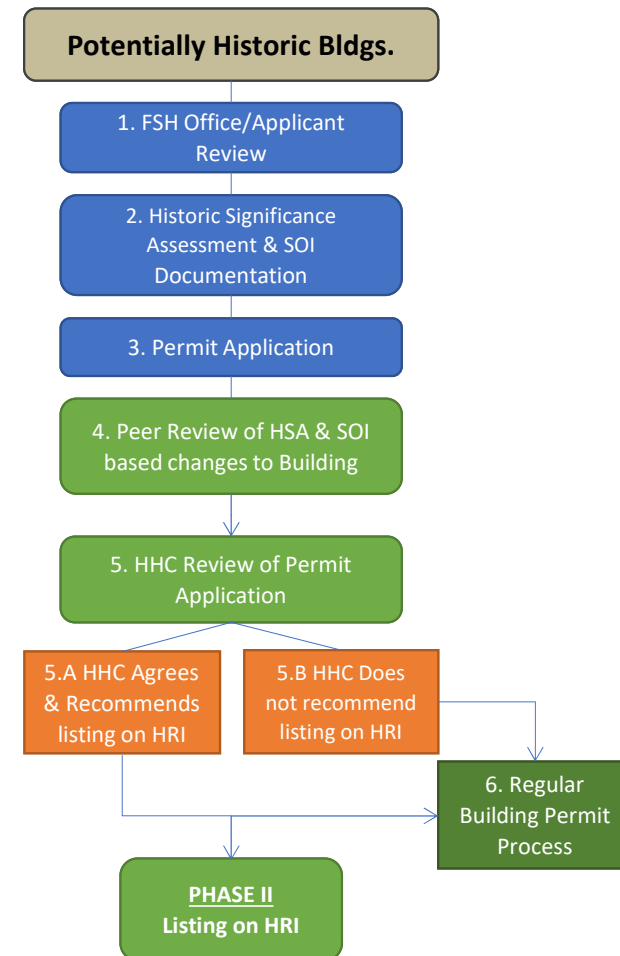
Permit Process for San Juan Neighborhood

Non-Small Project Example

1. Addition of 600 sq.ft.

Permit Process

- Step 1: FSH Office/Applicant Review
- Step 2: HSA/SOI Documentation
 - Homeowner hires Consultant
 - HSA recommends listing
 - SOI Documentation
- Step 3: Permit Application Submittal
- Step 4: Peer Review of HSA & SOI
 - Skip Peer Review of HSA
 - Peer Review SOI documentation
- Step 5: HHC Review
- Step 6: Regular Building Permit Process
 - Building Permit process happens in parallel with Phase II
- Phase II: Listing on HRI
 - HHC recommendation goes to Planning Commission (PC)
 - HHC/PC recommendations go to Board for Approval to list home on Heritage Resource Inventory (HRI)

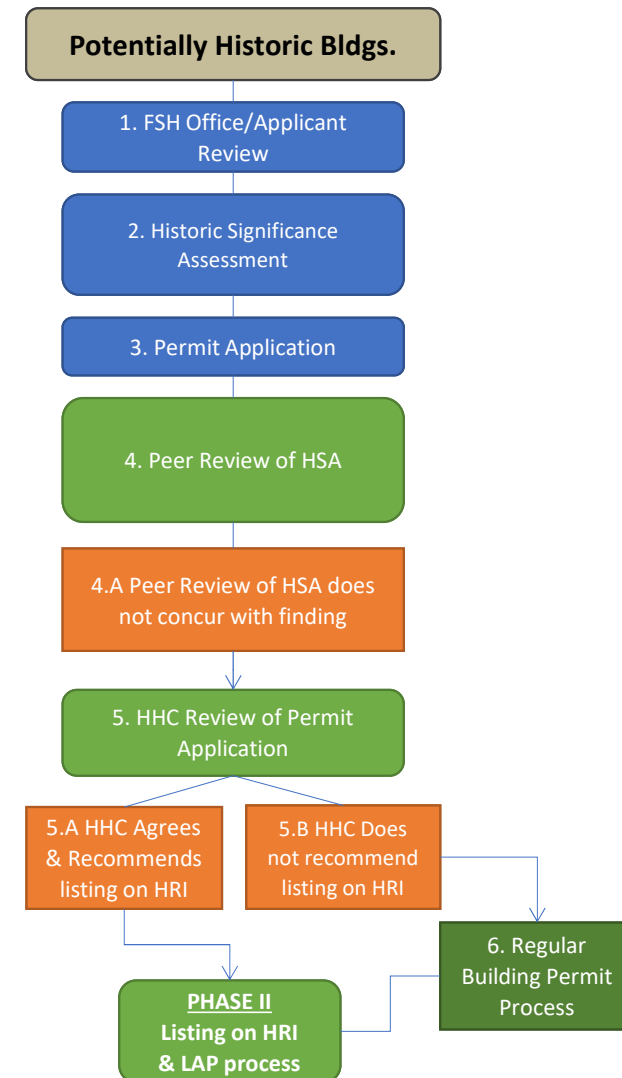


Permit Process for San Juan Neighborhood *Non-Small Project Example*

2. Complete Demolition

Permit Process

- Step 1: FSH Office/Applicant Review
- Step 2: HSA Preparation
 - Homeowner hires Consultant
 - HSA does not recommend listing
- Step 3: Permit Application Submittal
- Step 4: Peer Review of HSA
 - Peer Review of HSA does not concur on finding
- Step 5: HHC Review
- Phase II: Listing on HRI & LAP
 - HHC recommendation goes to Planning Commission (PC)
 - HHC/PC recommendations go to Board for Approval to list home on Heritage Resource Inventory (HRI)
 - Homeowner will have to apply for Landmark Alteration Permit (LAP) prior to Demo permit
- Step 6: Regular Building Permit



Questions



Next Steps

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Thank You

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