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
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
• 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 – March 2021
• Draft Development Standards– March 2021
• 5th CSG Meeting – April 2021
• 3rd Community Meeting – April/May 2021
• Final Development Standards – May 2021
• HHC presentation on District recommendation – May 2021
• Presentation of Development Standards to Planning Commission – May 2021
• Presentation of Development Standards Board of Supervisors – June 2021
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:
  o Regulatory Framework and Methods
  o Historic Context
  o Evaluation
  o Conclusions and Recommendations
  o 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.

<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 conforms with Zoning</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>35 ft / 2.5 stories</td>
<td>Mostly conforms with Zoning</td>
</tr>
</tbody>
</table>
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 -
  o Front setback considerations in relation to adjacent homes
  o Built form/volumes to complement adjacent homes.
  o 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
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
  o FSH prepares letter confirming Small Project
  o 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
  - 5.A HHC Agrees & Recommends listing on HRI
  - 5.B HHC Does not recommend listing on HRI
- 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)

**Potentially Historic Bldgs.**

1. FSH Office/Applicant Review
2. Historic Significance Assessment & SOI Documentation
3. Permit Application
4. Peer Review of HSA & SOI based changes to Building
5. HHC Review of Permit Application
5.A HHC Agrees & Recommends listing on HRI
5.B HHC Does not recommend listing on HRI
6. Regular Building Permit Process

PHASE II
Listing on 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
  o Homeowner hires Consultant
  o HSA does not recommend listing

• Step 3: Permit Application Submittal

• Step 4: Peer Review of HSA
  o Peer Review of HSA does not concur on finding

• Step 5: HHC Review

• Phase II: Listing on HRI & LAP
  o HHC recommendation goes to Planning Commission (PC)
  o HHC/PC recommendations go to Board for Approval to list home on Heritage Resource Inventory (HRI)
  o Homeowner will have to apply for Landmark Alteration Permit (LAP) prior to Demo permit

• Step 6: Regular Building Permit
Questions
Next Steps

**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 – March 2021*
- *Draft Development Standards – April 2021*
- *5th CSG Meeting – April 2021*
- *3rd Community Meeting – April/May 2021*
- *Final Development Standards – May 2021*
- *HHC presentation on District recommendation – May 2021*
- *Presentation of Development Standards to Planning Commission – May 2021*
- *Presentation of Development Standards Board of Supervisors – June 2021*
Thank You

Bharat Singh, Principal Planner
(408) 299-5749
Bharat.singh@pln.sccgov.org

Charu Ahluwalia, Associate Planner
(408) 299-5740
Charu.ahluwalia@pln.sccgov.org