



San Juan Residential District Historic Survey & Development Standards Study CSG Meeting

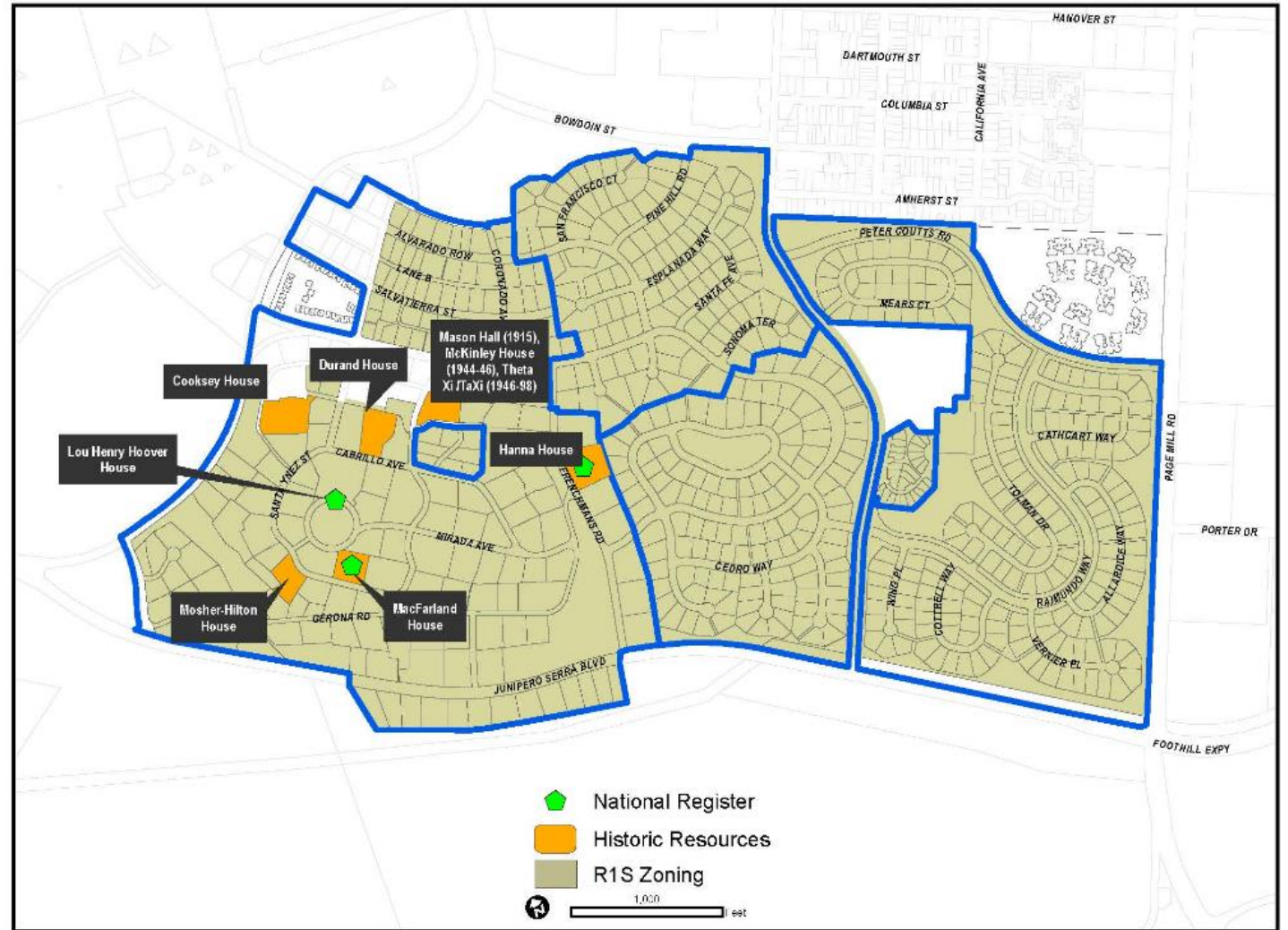
DEPARTMENT OF PLANNING AND DEVELOPMENT

MAY 20, 2021

Agenda

1. Welcome & Introductions - DPD (5 minutes)
2. Status Update - DPD (5 minutes)
3. Existing Conditions Refresher (5 minutes)
4. History Survey Summary
5. Break
6. Applicable Zoning Districts & Limitations (5 minutes)
7. Recommendations to the Board (5 minutes)
8. Next Steps
9. Q & A (40 minutes)
10. Adjourn

San Juan District - Historic Resources and Landmarks



Board Referral – *January 2019*

- *Is the current zoning the appropriate for San Juan District?*

HLUET – *March/April 2019*

- Evaluate the existing neighborhood character
- Evaluate if the district has historic value
- **Outline recommendations for modifications to Zoning**

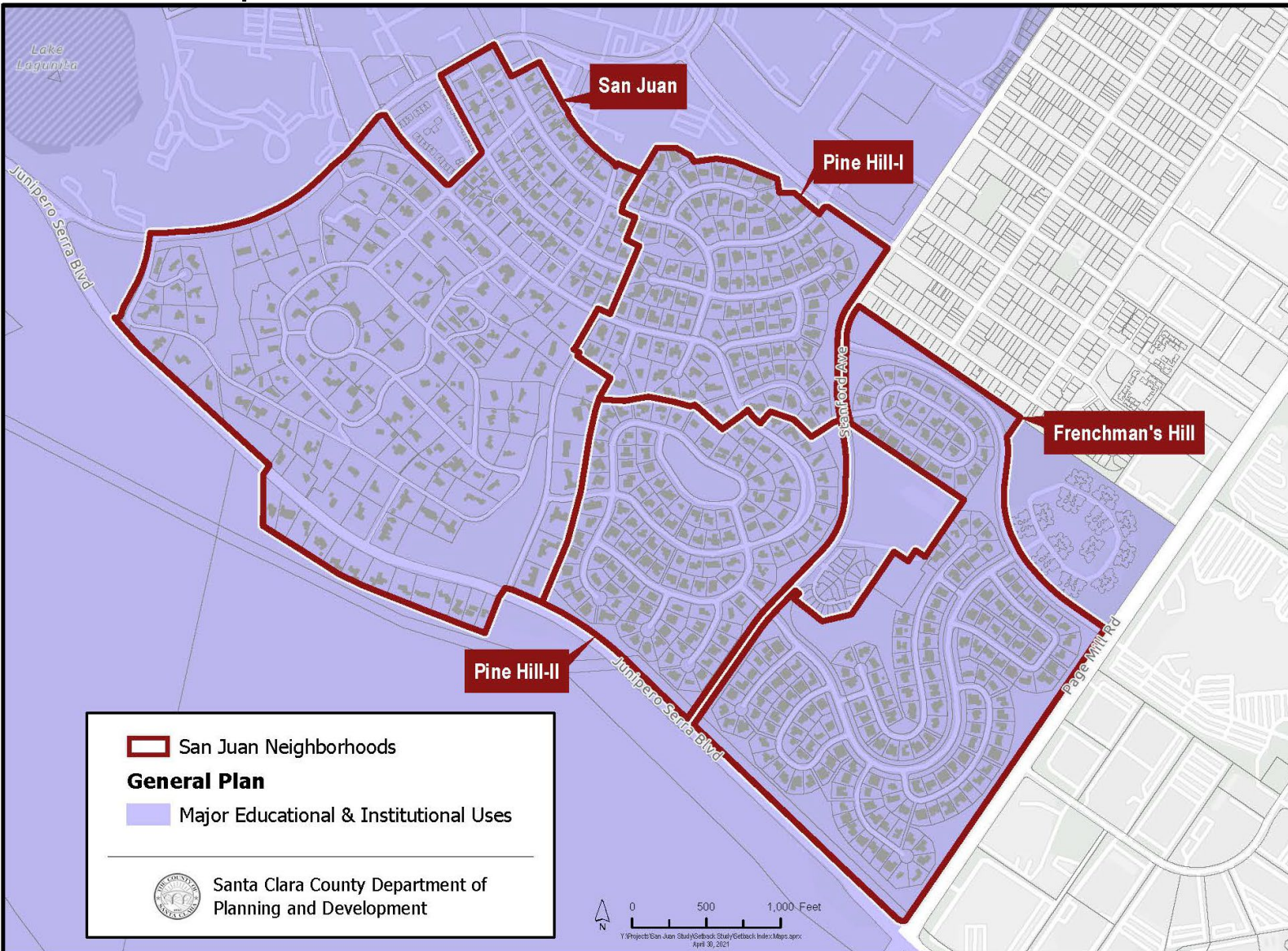
Status Update

Project Timeline:

- *CSG Meeting – June 10, 2020*
- *CSG Meeting – August 2020*
- *CSG Meeting – September 2020*
- *CSG Meeting – March 2021*
- **CSG Meeting – Staff Recommendations – May 2021 (May 20th)**
- *Community Meeting – February 27, 2020*
- *Community Meeting - Public Forum (2000 GUP Conditions) – October 2020*
- **Community Meeting – May 2021 (Week of the 24th)**
- *Presentation of Recommendations Board of Supervisors – June 2021*

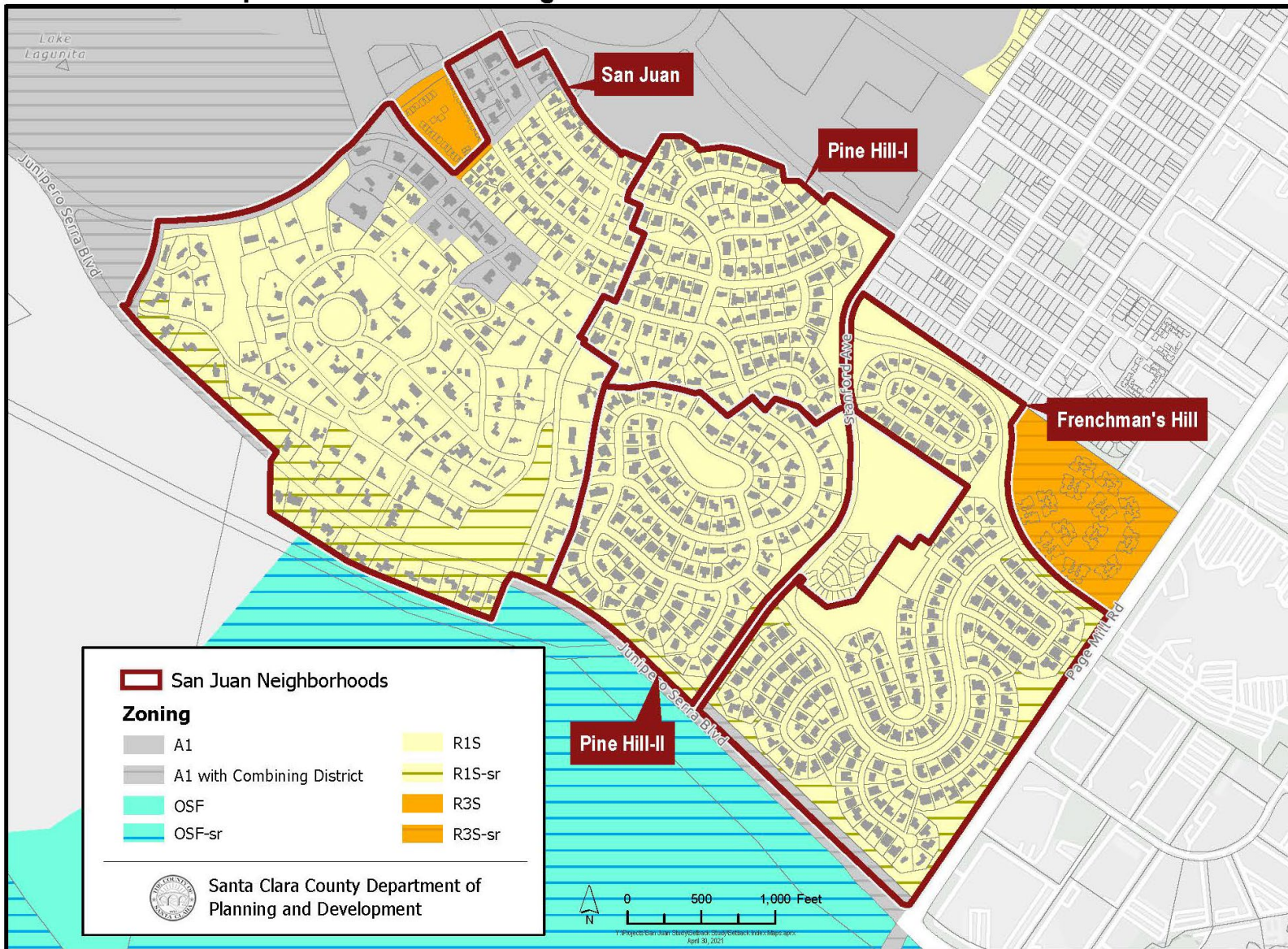
Community & General Plan

- General Plan designation:
Major Educational & Institutional Uses
- Community Plan:
 - **Campus Residential-Low Density**
– low-density residential character
– used faculty and staff housing.
 - Allowable uses include:
 - a. Single-family housing, duplexes, and townhouses.
 - b. Neighborhood-serving residential support services.
 - **Density allowed: 8 units per acre**

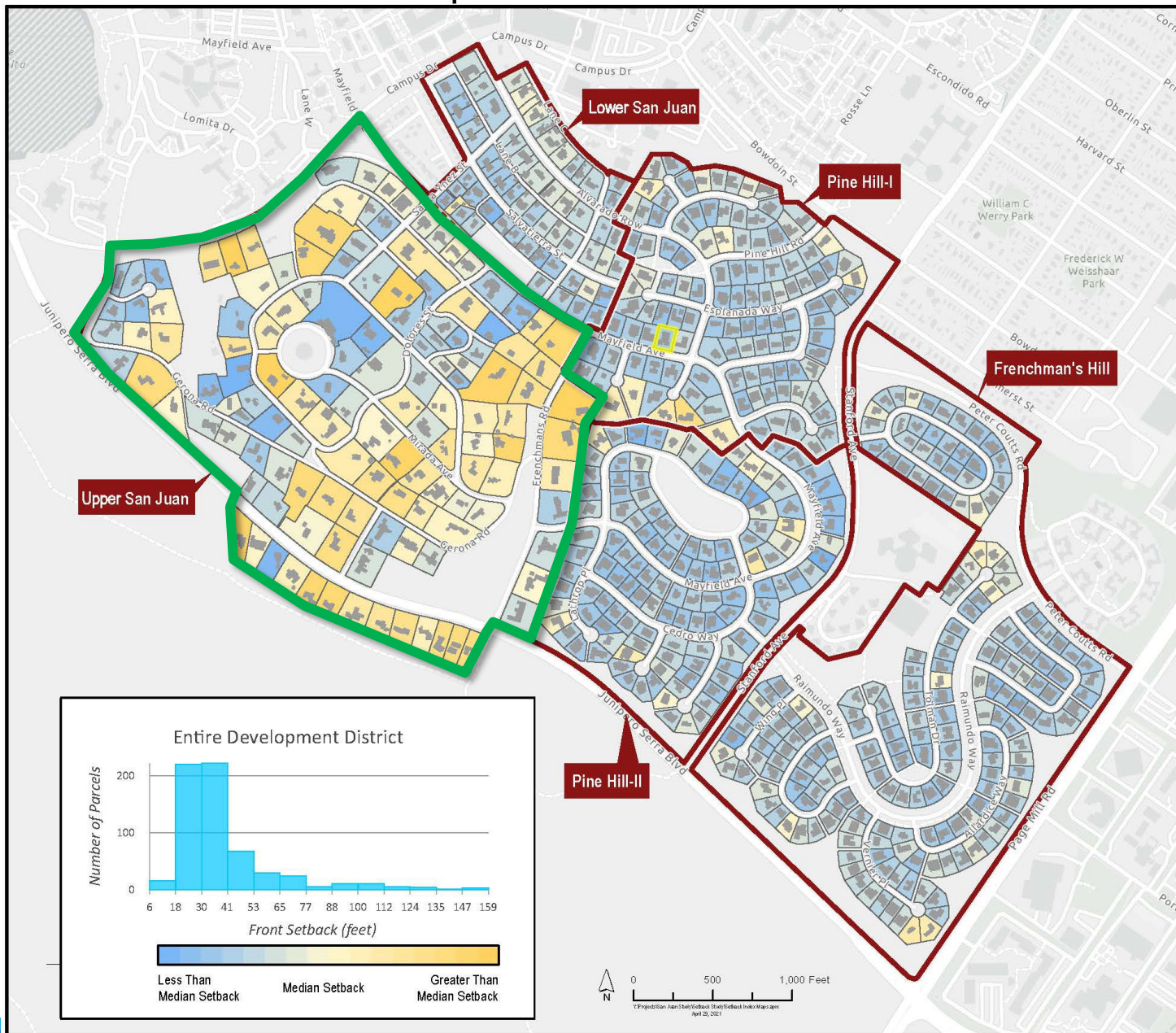


Existing Zoning

- **Zoning:** R1S - *Low-Density Campus Residential*.
- **Setbacks:**
 - Front : 25 ft minimum
 - Side : 5 ft minimum
 - Rear : 25 ft minimum
- **Height** : 35 ft maximum
- **Site Coverage** : n/a
- **Density** : 8 units / acre net
- 5,445 sq. ft. lot size



Front Setbacks in the San Juan Development District



Existing Conditions Summary

- Pine Hill I**
 - Density: 2.78 units per acre
 - Front Setbacks Avg: 34.5 feet
 - Site Coverage Avg: 21.9%
- Lower San Juan**
 - Density: 3.22 units per acre
 - Front Setbacks Avg: 34 feet
 - Site Coverage Avg: 18.9%
- Upper San Juan**
 - Density: 1.24 units per acre
 - Front Setbacks Avg: 63 feet
 - Site Coverage Avg: 10.8%
- Pine Hill II**
 - Density: 2.79 units per acre
 - Front Setbacks Avg: 30.8 feet
 - Site Coverage Avg: 20.4%
- Frenchman's Hill**
 - Density: 3.58 units per acre
 - Front Setbacks Avg: 32.8 feet
 - Site Coverage Avg: 24%

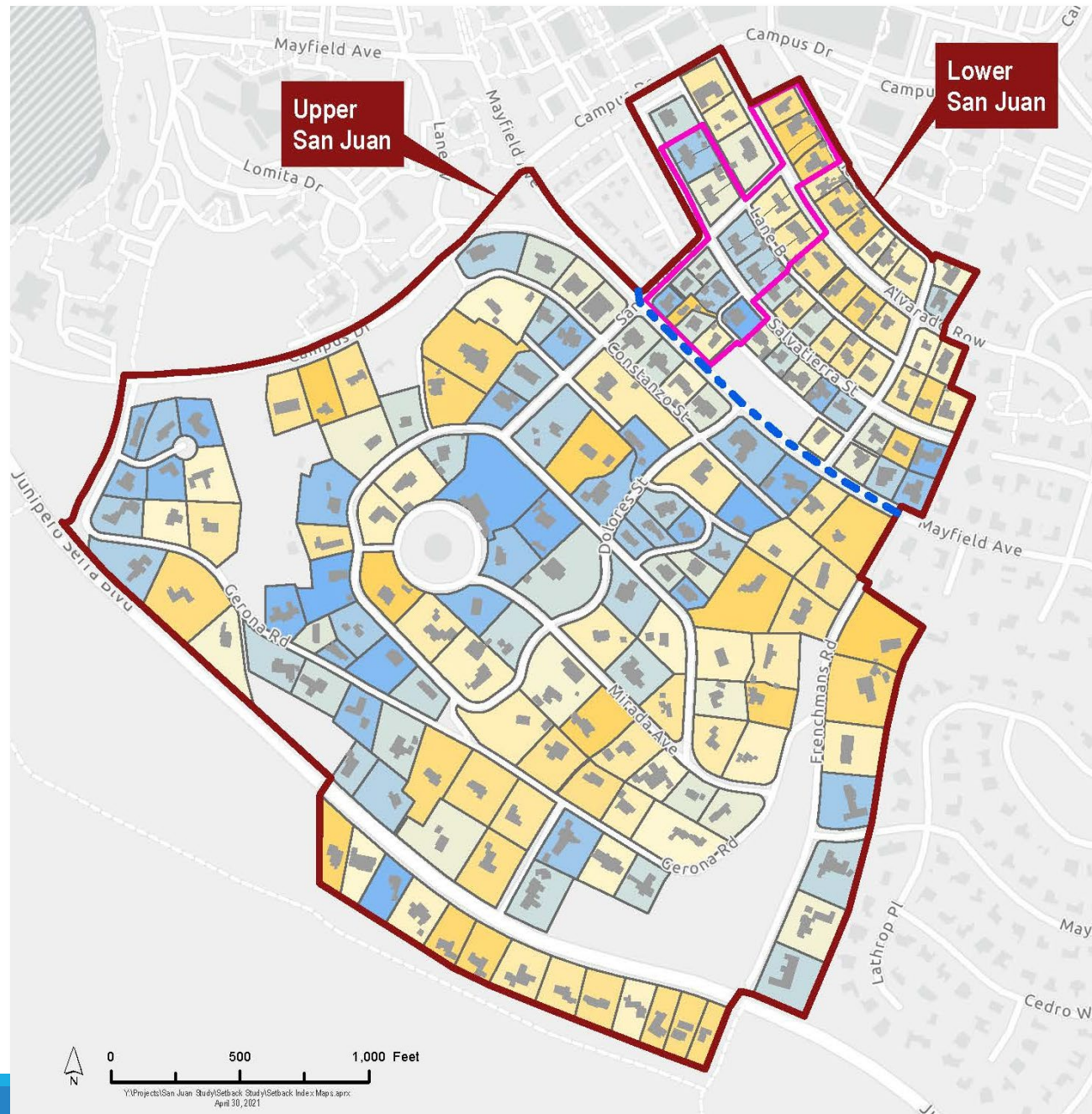
Historic Survey Summary



- *San Juan Neighborhood*
 - **Lower San Juan**
 - *Recommended part of Lower San Juan as Historic District*
 - *Lower San Juan District could qualify for State/National register*
 - **Upper San Juan**
 - *More district studies recommended*
 - *Has many potential historic homes*
- *Pine Hill I/II & Frenchman Hill lack Historic District Characteristics*
- *Study Report will lower cost and time for historic assessments*

Break





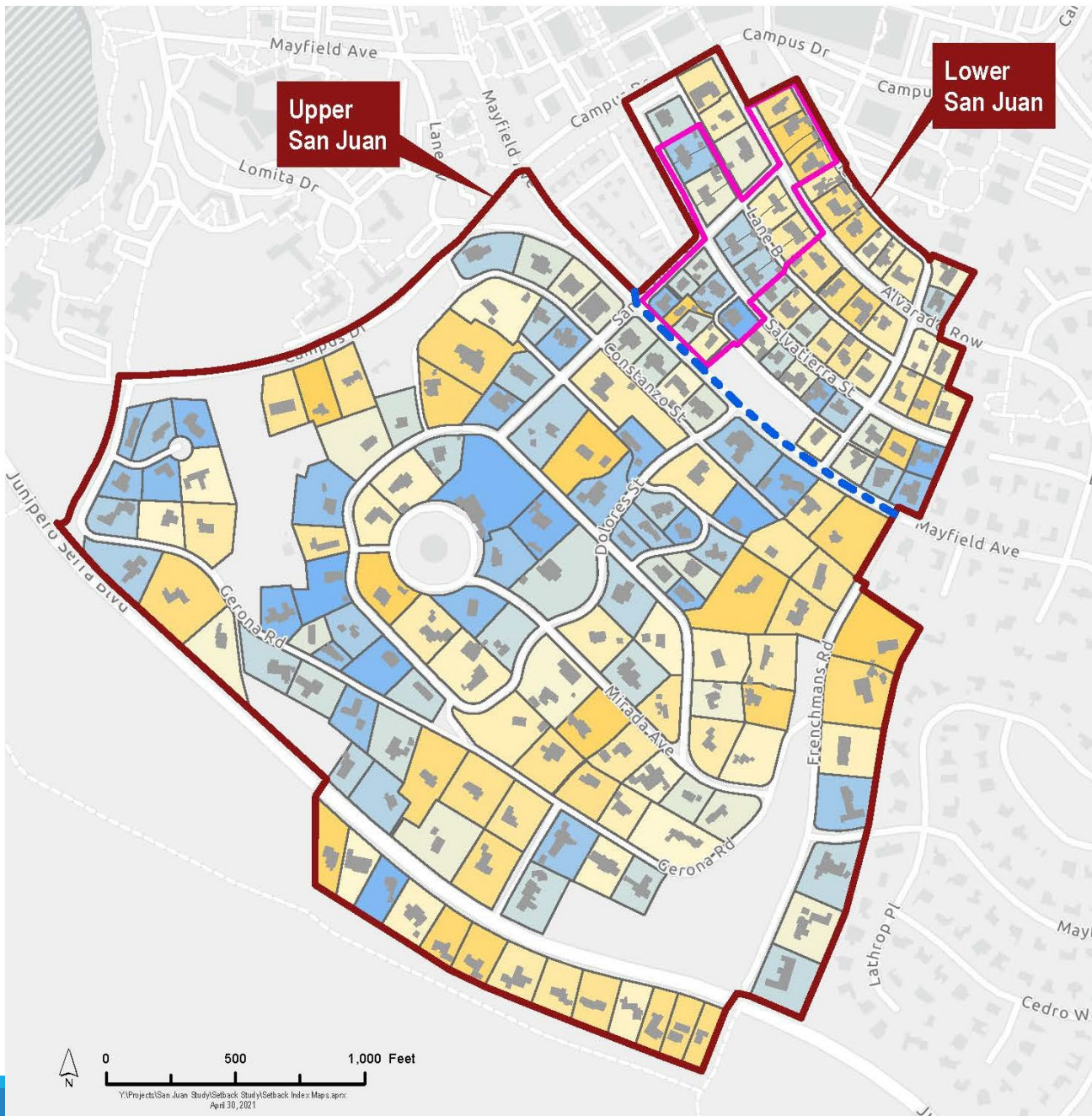
Recommendations

Lower San Juan

- Historic District needed for Lower San Juan (Historic District Overlay –h)

Upper San Juan

- Development Standards for Upper San Juan (Preservation District Overlay –n)



Recommended Development Standards

District	Existing Condition	Recommended Standard
Lower San Juan - Historic District Overlay		
Density	3.54 du/ac	4.0 du/ac
Front Setback	35.1 feet	30 feet (min)
Site Coverage	18.1%	20%
Lot Width	98.0 feet	90 feet (min)
Upper San Juan - Preservation Overlay		
Density	1.24 du/ac	2.0 du/ac
Front Setback	63 feet	50 feet (min)
Site Coverage	10.8%	15%
Lot Width	175.0 feet	150 feet (min)

County District Overlays

Zoning Ordinance § 3.50.080 – “-h” Historic District

- Must contain at least one site, building, or structure which is a ***registered historic cultural resource***
- ***registered historic cultural resource*** = Designated County Landmark

Zoning Ordinance Chapter § 3.40 - "-n" Neighborhood Preservation District

- “Augments base zoning district regulations to better address particular area's historic development patterns and characteristics...”;

However,

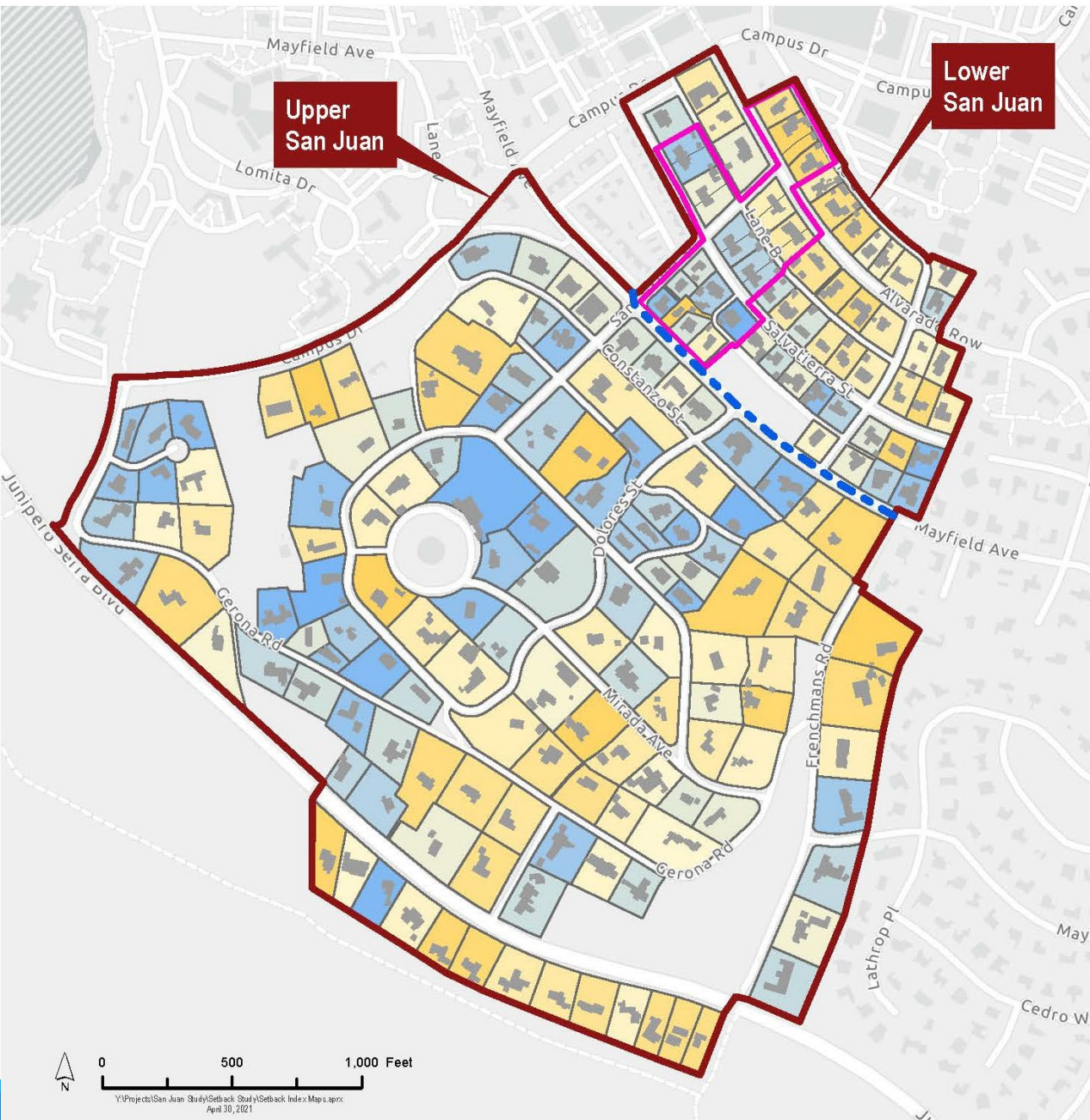
- Recommended Historic District cannot proceed due to missing Landmark.
- State Law SB 330 prohibits any direct or indirect down-zoning of residential use without up-zoning in the same action

District Designation Limitations under SB 330

- *SB 330 prohibits a county or city, from enacting a development policy, standard, or condition, that effectively changes land use designation or zoning of parcel(s) to a less intensive residential use or **reducing the intensity of residential land use** within an existing zoning district below what was allowed under the general plan or specific plan land use designation and zoning ordinances.*
- **The prohibition includes any development standards such as site coverage, lot widths, heights, setbacks.**
- Such reductions of intensity can only be done with **an equal increase in intensity of residential use** within the jurisdiction in the same regulatory action.

Recommended Options to the Board

1. Receive (Accept) the recommendations of Historic Report. Report to streamline historic assessment required by 2000 GUP Condition O.2.b.
 - *Timeline: Ongoing*
2. Consider further studies and listing of Homes on Heritage Resource Inventory (HRI)
 - *Timeline: Under Consideration (2-3 years)*
3. Consider **Community Plan Update** as the process to apply proposed Historic & Preservation Overlays, and Development Standards
 - *Timeline: Community Plan is to be completed by Summer 2022*



Next Steps

Project Timeline:

- **Community Meeting – May 2021 (May 27th)**
- Presentation of Recommendations Board of Supervisors –
June 2021

Questions



Thank You

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