San Juan Residential District
Historic Survey &
Development Standards Study

Community Stakeholder Group (CSG)

DEPARTMENT OF PLANNING AND DEVELOPMENT

JUNE 10, 2020
Project Staff

**Bharat Singh** – *Principal-in-Charge*
Principal Planner

**Charu Ahluwalia** – *Project Manager*
Associate Planner

**Lara Tran** – *County Historic Resources SME*
Associate Planner

**PROJECT MANAGEMENT TEAM STRUCTURE**
Purpose of Study

Under the referral from the Board of Supervisors, the county is conducting this Study to determine:

- If the applicable development standards within the district need to be updated;
- If the Residential District or portions of it, merit designation as a Historic District, based on shared historic characteristics, and;
- If there are additional historic resources to be evaluated that would further establish the need of a Historic District designation.
Development Standards Assessment

- Review Existing Development Standards for Zoning R1S and R1S-sr
- Conduct an as-built study to determine consistency (setbacks, lot coverage, height etc.)
- Recommend additional development standards if the study determines a need to preserve the overall character of the District, or parts of it.
Historic Resources Survey

The process of systematically researching, photographing, identifying and documenting *Historic Resources* within a defined geographic area.

*Typically done on the behest of stakeholders looking to enact preservation measures for a site, building, or area due to its local, state or national historical significance.*
Historic Resources Survey

The County is conducting a *Historic Resource Survey* of the neighborhood to determine the following:

a. What additional buildings qualify as *Historic Resource*?

b. Do any identified buildings collectively contribute to a *distinct identifiable design and/or development pattern of historic value*?

c. Do the findings make a strong case for establishing a *Historic District*?
Definitions and Regulatory Framework

**Historic Resource:**

Any evaluated building, structure, object, or site that potentially meets the **Landmark** designation criteria outlined in Division C17, Article II of the County Ordinance, Chapter 3.50 of the Zoning Ordinance, or Division C16 of the County Code, or that is listed in a federal or state register.

**Landmark Designation:**

A **Historic Resource** can be designated as a **Landmark** if it meets the following designation criteria:

a. Fifty years or older, and;

b. Retains historic integrity; and

c. Meets one or more of the following criteria of significance:

i. Associated with **events** that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

ii. Associated with the lives of **persons** important to local, California or national history;

iii. **Embody** the **distinctive characteristics** of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

iv. **Yielded or has the potential to yield information important to the pre-history or history of the local area, California, or the nation**

Either the owner of the property, the Historical Heritage Commission (HHC), or the Board of Supervisors may nominate historic resources as Landmarks, with consent.
Definitions and Regulatory Framework

Heritage Resource Inventory:

Identified *Historic Resources* may be added to the *Heritage Resource Inventory* by the Board of Supervisors (BOS) with consideration of a recommendation by HHC.

*Historic Resources* on the *Inventory*, not designated as *landmarks*, need HHC/BOS approval for demolition, but not for alternations.

Historic District:

To qualify as a Historic District, a definable unified geographic entity has to possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development (State definition of Historical District under Section 5020.1).

Per County Zoning Ordinance Section 3.50.080, the eligibility for establishing a historic preservation combining district over a neighborhood requires that "at least one site, building, or structure which is a "registered historic cultural resource"."
Definitions and Regulatory Framework

- **Historic District**
- **Heritage Resource Inventory**
- **Historic Resources Survey**
- **Landmark Designation**

- **HHC/BOS Approval**
- **HHC/BOS Approval**
- **HHC/BOS Approval**
- **HHC/BOS Approval**

- HHC/BOS PUBLIC HEARING
- HHC/BOS PUBLIC HEARING
- HHC PUBLIC HEARING
- BOS PUBLIC HEARING
Components of the Study

a. Historic Resources Survey
b. Existing As-built Assessment
c. Updated Development Standards, if recommended
d. Zoning Ordinance Update, if recommended
e. Three public meetings to discuss findings and draft recommendations
f. Addition of New Historic Resources to the Heritage Resource Inventory, if recommended
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 (June-October 2020)
- 2nd CSG Meeting – October/November 2020
- 2nd Community Meeting – November/December 2020
- New Development Standards (Draft) (January 2021)
- 3rd CSG Meeting – January 2021
- Final Development Standards & Draft Zoning Ordinance (March 2021)
- 4th CSG Meeting – March 2021
- 3rd Community Meeting – April 2021
- HHC Meeting – May 2021
- Planning Commission Meeting – June 2021
- Board of Supervisors Meeting – July 2021
Questions & Answers

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

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