

Upper San Juan Neighborhood Development Standards

Community Meeting

March 17, 2022
6:00 PM

<https://tinyurl.com/sanjuanstanford>



Agenda

1. Introduction, Outline, Expectations & Ground Rules
2. Background & Timeline
3. Staff Research & Findings
4. Proposed Standards
5. Next Steps – **March 29th** Community Meeting



Ground Rules & Expectations

1. Encourage participation
2. Objective: share background & concepts
3. Questions? Submit questions for written response/follow up on **March 29th**

GOAL: To establish objective development standards to compliment the existing physical character of the Upper San Juan neighborhood.

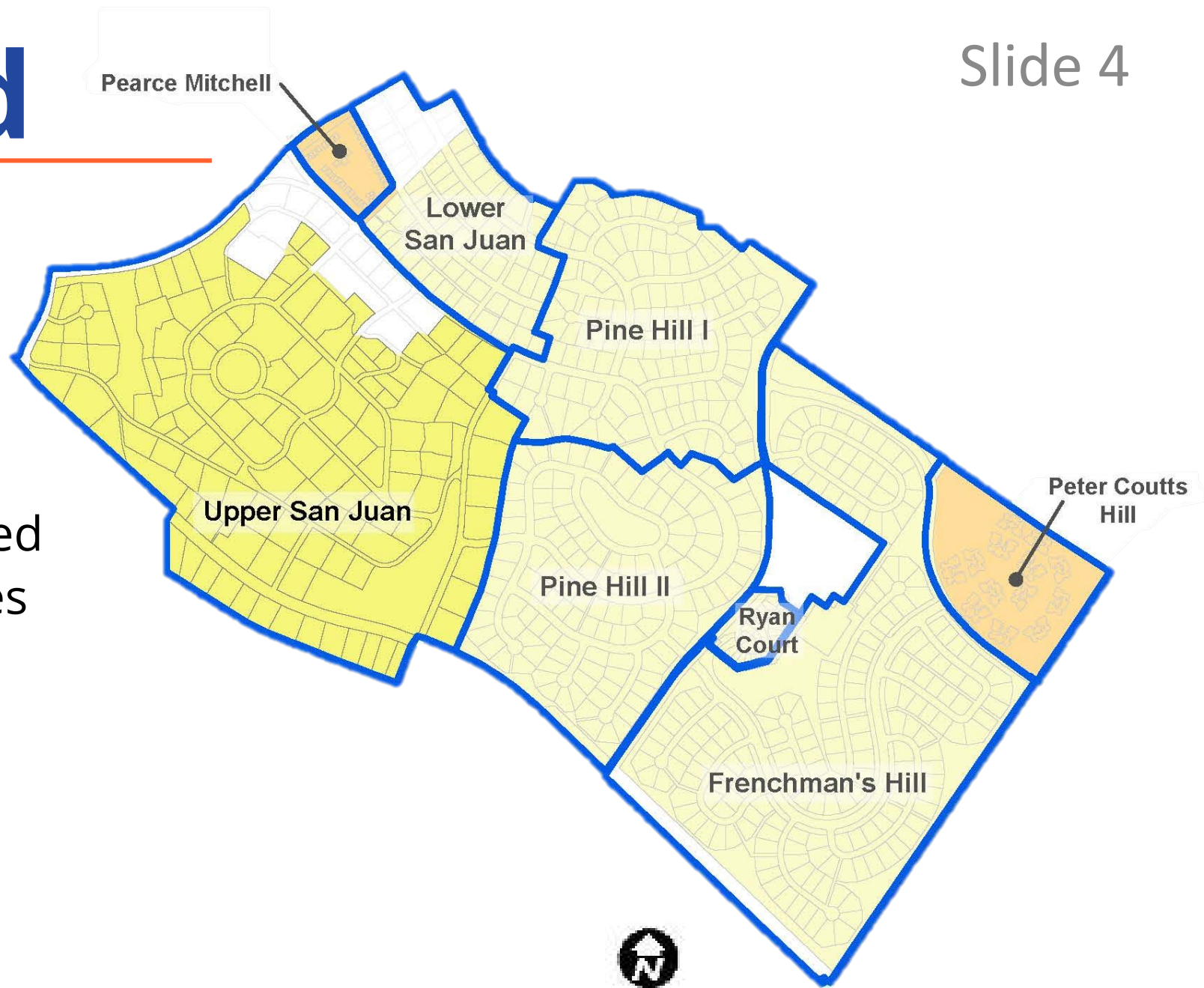


Background

Slide 4

Upper San Juan Neighborhood

- 133 properties
- Stanford/Unrestricted Leasehold Properties
- R1S Zoning District
- Low Density



Timeline

Slide 5

January 2019

Referral to Assess
Development
Standards

**June
2021**

Direction
from
Board to
preserve
character

**Winter
21/22**

Staff
develops
standards

Summer 2022

Adoption
concurrent with
Stanford
Community Plan
Update

January 2020

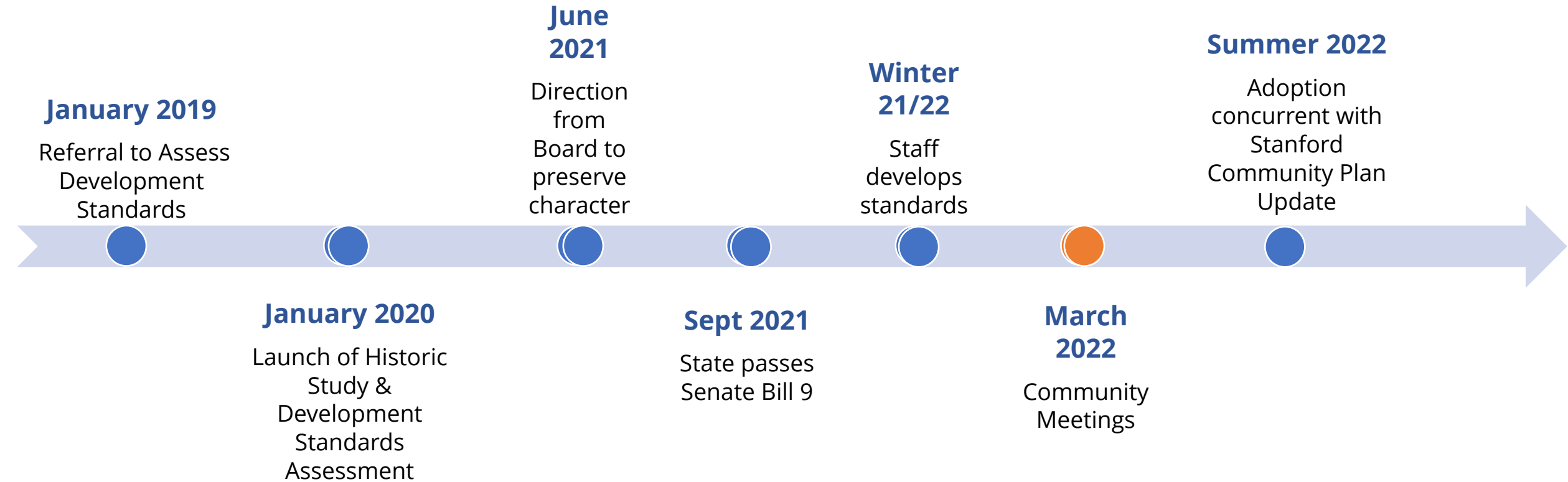
Launch of Historic
Study &
Development
Standards
Assessment

Sept 2021

State passes
Senate Bill 9

**March
2022**

Community
Meetings



Uniqueness of Upper San Juan

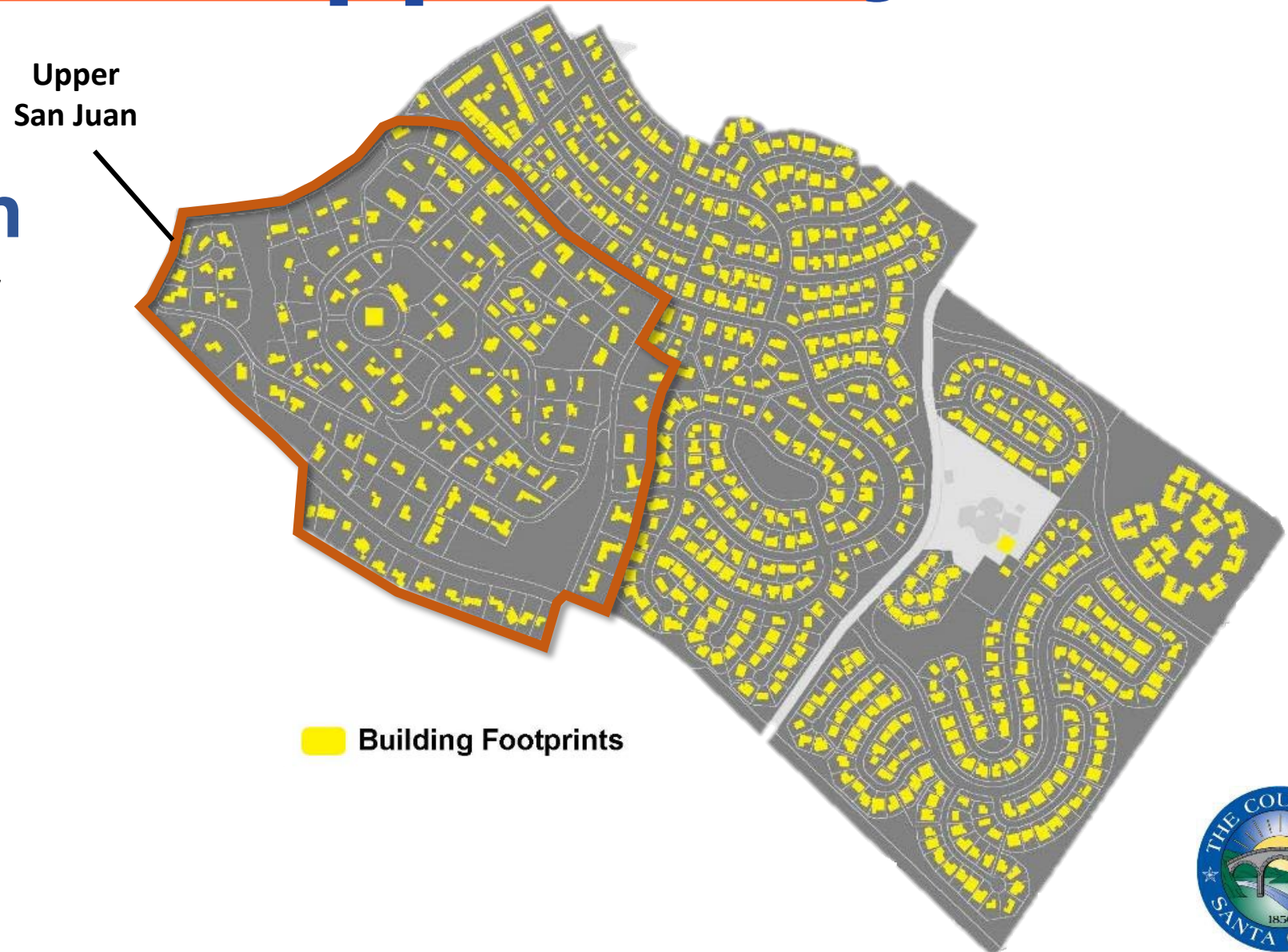
Slide 6



Uniqueness of Upper San Juan

Upper San Juan

- Buildings outside of Upper San Juan, closer together
- Buildings within Upper San Juan, farther apart



Physical Character

Slide 8



Physical Character

Slide 9



Physical Character

Slide 10



Development Standards

Slide 11



Setbacks

Front

Side (Corner Lots)

Rear

Lot Width

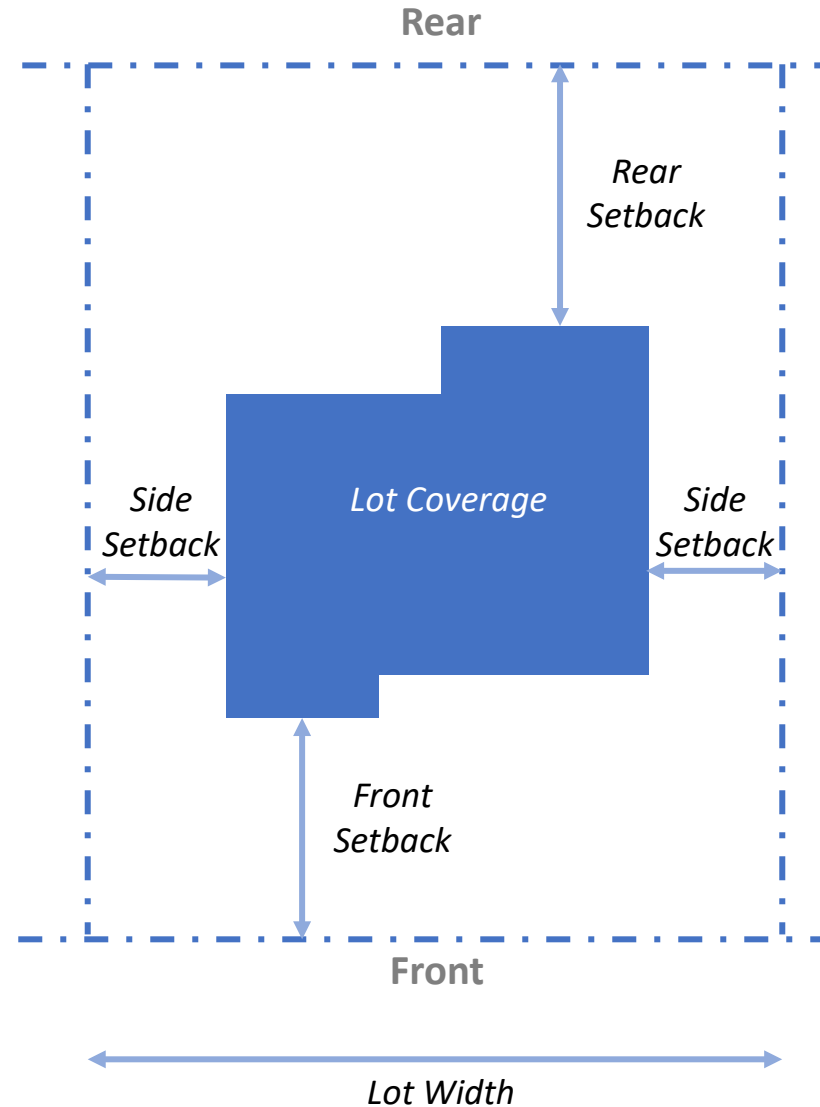
Lot frontage width

Amount of lot on the street

Spacing of driveways

Lot Coverage

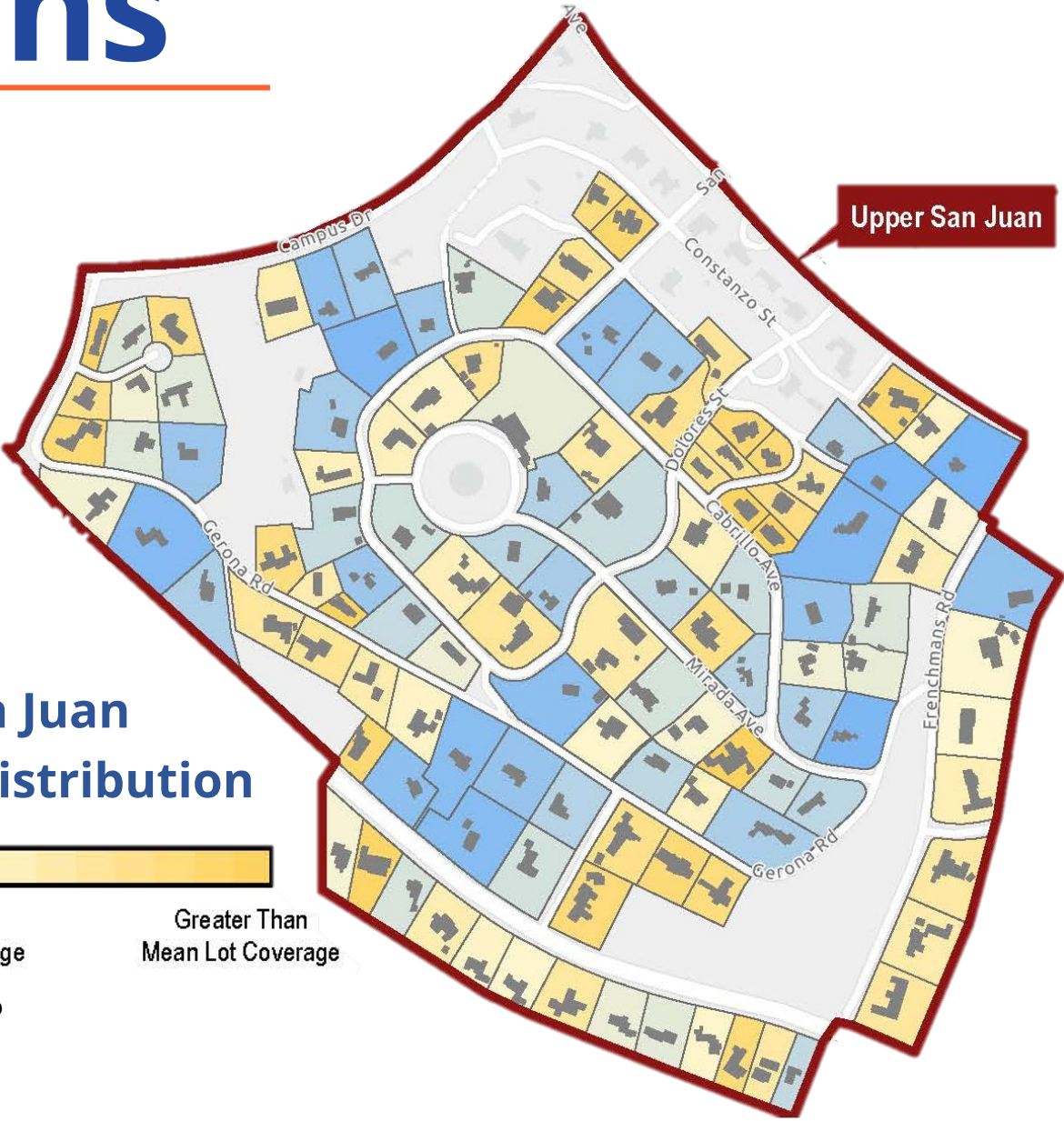
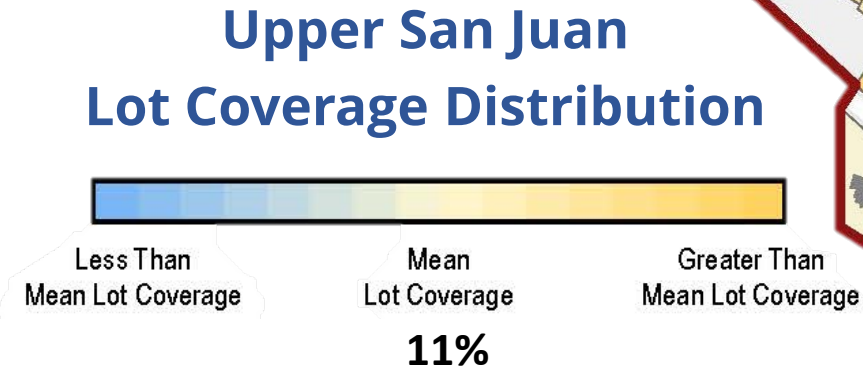
*Footprint of buildings
on a lot*



As-Built Conditions

As-Built Conditions in Upper San Juan

Standard	Existing Standards	As-Built* Averages
Front Setback (feet)	25 ft.	63 ft.
Lot Width (feet)	NONE	179 ft.
Lot Coverage (%)	NONE	11%



*Research conducted using County GIS data, Assessor parcel records and LIDAR data to define lot areas and building footprints. Resulting data is an estimation.

Proposed Standards

Proposed Standards for Upper San Juan

Standard	Existing Standards	Proposed Standards
Front Setback (feet)	25 ft. min.	30 ft. min.
Lot Width (feet)	NONE	100 ft. min.
Lot Coverage (%)	NONE	20% SF



Next Steps

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- Receive Community Questions
- Respond at March 29 meeting
- Planning Commission
- Board of Supervisors



Thank you!



Webpage: <https://tinyurl.com/sanjuanstanford>

Submit Questions: <https://forms.office.com/g/cGDew7YPXT>

