

Upper San Juan Neighborhood Development Standards

Community Meeting

March 29, 2022
6:05 PM

<https://tinyurl.com/sanjuanstanford>



Agenda & Expectations

1. Introduction, Outline, Expectations & Ground Rules
2. Recap of Proposed Standards
3. Response to Submitted Questions
 - Conformity with State Law
 - Impacts of Standards
 - Individual Property Concerns
4. Next Steps – Planning Commission Meeting 4/20
5. Additional Q & A

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



Upper San Juan - Proposed Standards



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 max

Strengths of Standards

- Responds to as-built conditions
- Majority of existing development conforms
- Complies with SB 9
- Regulates building scale
- No changes to side or rear setback requirements



Conformity with State Law

(4 questions)

Density



1. Do the development standards reduce the density in the Upper San Juan neighborhood?

Response:

The proposed development standards will not reduce the existing maximum density of 8 units per acre (net).



Density



2. Are these development standards compliant with SB 330 and SB 9?

Response:

Yes, the proposed standards are compliant with both SB 330 and SB 9.

There is not any up-zoning required or proposed as a result of the proposed development standards.



Density



3. Are the development standards for the San Juan area subject to Stanford's approval?

Response:

Stanford as the property owner can choose to allow ADUs, JADUs and additional units, provided development would comply with the proposed standards.



Density



4. Do these development standards push development toward multifamily development?

Response:

Multi-family units can be utilized should Stanford choose to do so.



Impacts of Standards

(5 questions)

Dolores-Cabrillo



1. Does the Dolores-Cabrillo project comply with the proposed development standards? Could Stanford develop another project like Dolores-Cabrillo?

(lot width & lot coverage)

Response:

Six of the 10 Dolores-Cabrillo lots do not meet the proposed regulations for minimum lot width.

Dolores-Cabrillo subdivision is approved and not subject to these proposed development standards.

Future development must comply with the proposed standards, if adopted.



Lot Coverage

2. How is lot coverage calculated and what does that calculation include?

Response:

Section §1.30.030 (Definitions of Terms) of the Zoning Code defines lot coverage as follows:







“The footprint of all buildings and structures over 30 inches in height. Covered patios, carports, arbors, and similar structures are counted in lot coverage. Eaves are excluded provided they do not project more than two and one-half feet.”



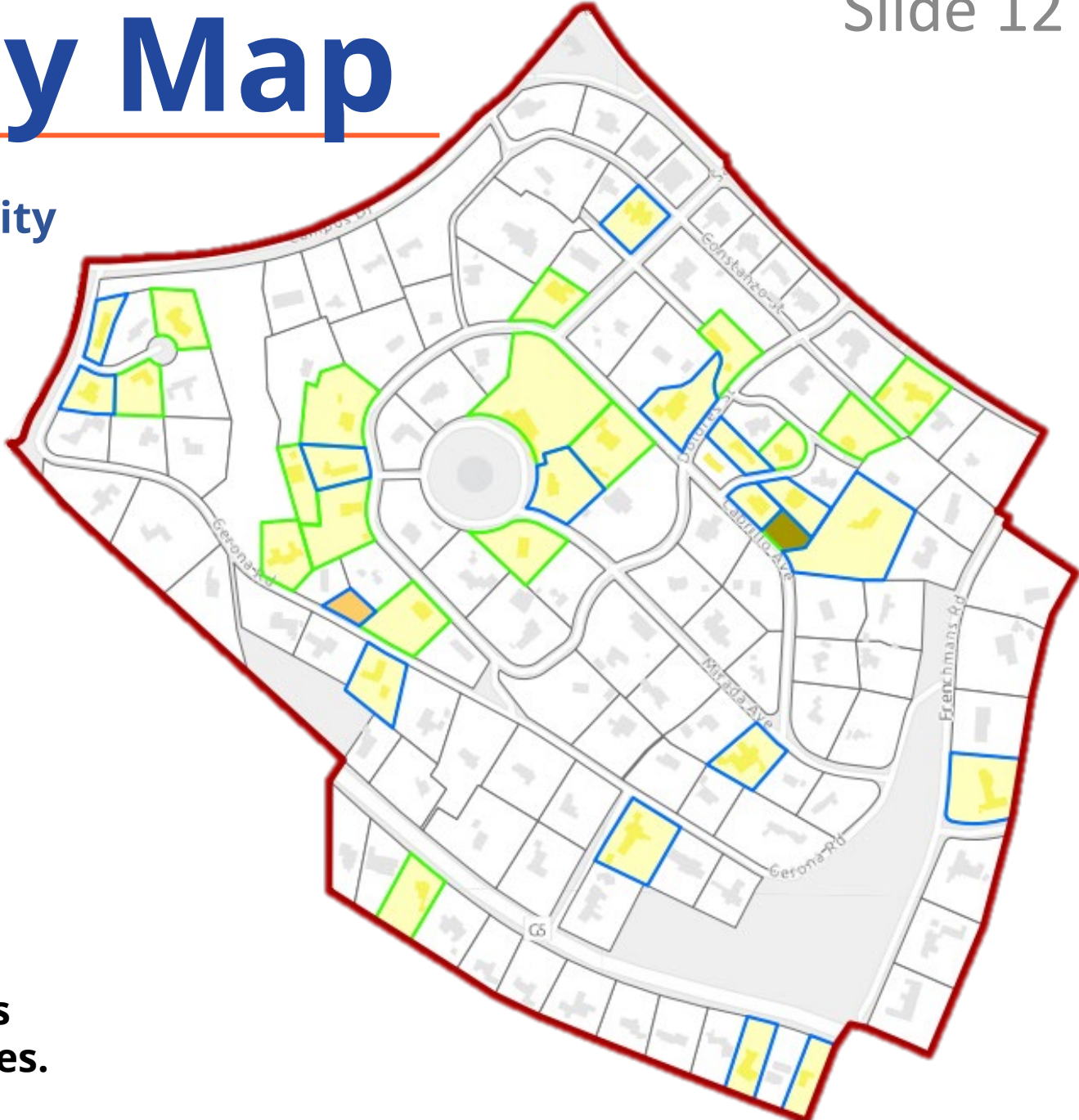
Non-Conformity Map



3. Please provide a non-conformity map.

-  Non-conforming with Existing Regulations
 -  Non-conforming with Proposed Regulations
- Lot Conformity**
-  Conforming
 -  One non-conforming standard
 -  Two non-conforming standards
 -  Three non-conforming standards

Only non-conforming parcels for front setback, lot-coverage and frontage width shown.



Zoning Code §4.50.030 establishes requirements for non-conformities.

Methodology

4. Can the mean or median as-built condition be used as the standard?

Response:

Staff reviewed mean and median data to consider the proposed standards.



Landscaping & Architecture

5. How are mature landscaping and prevalent architecture protected?

Response:

The County has an existing Tree Preservation Ordinance and Guidelines to preserve trees.

There are no architectural design standards proposed.



Individual Property Concerns

(2 questions)

ADUs

1. If Stanford changes its policy and allows ADUs, will the square footage of an ADU count towards my 20% lot coverage maximum? And. where can we find the requirements for ADUs?

Response:

If your lot coverage already exceeds 20%, you can build up to 2.5 stories without affecting lot coverage.

For example, if your 20% lot coverage is 2,000 sq. ft, you can get a maximum floor area of 5,000 sq.ft. building utilizing the 2.5 story allowance.

ADUs are subject to existing code requirements.

(see [Zoning Code § 4.10.015](#). - Accessory dwelling units)



Non-Conformities

2. If my house is non-conforming, how am I allowed to develop or improve my property?

(Within 30-foot setback, greater than 20% lot coverage, less than 100-feet wide)

Response:

Existing non-conforming buildings may expand pursuant to our code

[Zoning Code § 4.50.030](#)

For remodeling, in general, non-conforming portions of a building may remain only if they substantially maintain their structural form and integrity

For parcel specific general inquiries please call Department of Planning Development and ask to speak with a planner on duty.



Next Steps

Slide 18

- **Planning Commission on April 20th**
- **Board of Supervisors**

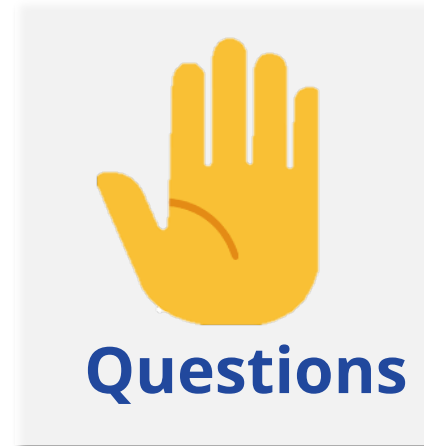
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Thank you!



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

Department of Planning &
Development: <https://plandev.sccgov.org/home>

