



San Juan Residential District Historic Survey & Development Standards Study

2nd Community Meeting

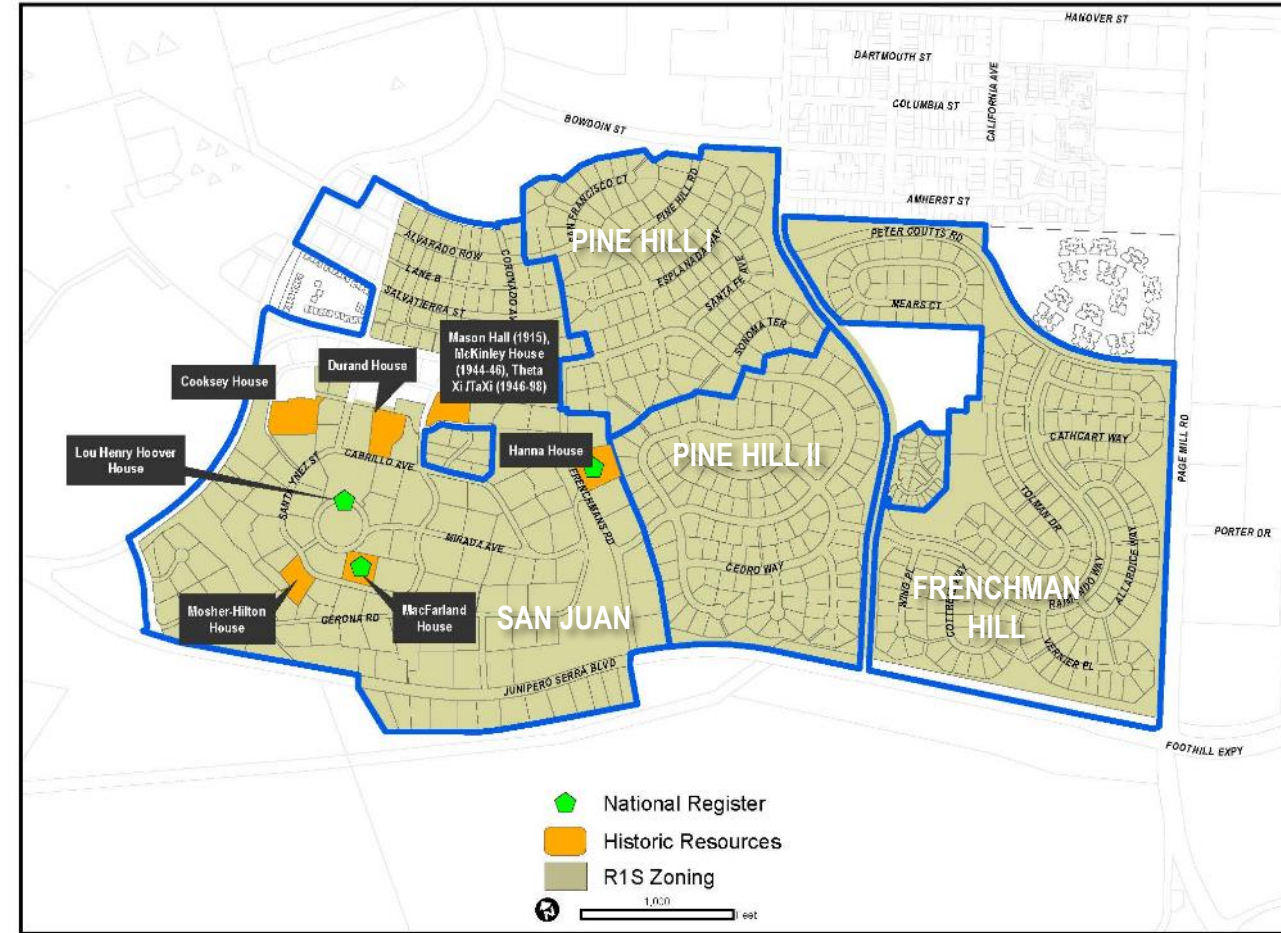
DEPARTMENT OF PLANNING AND DEVELOPMENT

OCTOBER 28, 2020

Agenda

1. Welcome and Status Update on the Project
[10 mins]
2. Presentation: Existing Permit and Approval Requirements for SJRD Neighborhoods
[30 mins]
3. Break
[5 mins]
4. Summarized Question & Answers
[40 mins]
5. Additional Questions from Attendees
[40 mins]
6. Adjourn

San Juan District - Historic Resources and Landmarks

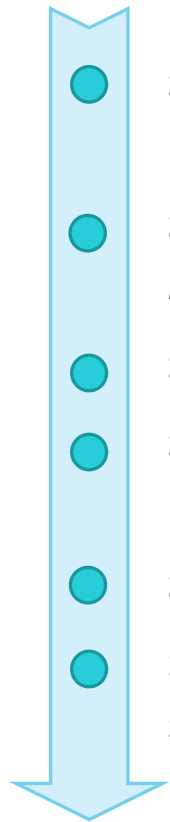


Status Update

Tentative Project Timeline:

- *1st Community Meeting – February 27, 2020*
- *Formation of CSG (March - May 2020)*
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Regulatory Framework History



2000 GUP: Based on EIR mitigations – Stanford to provide historical significance assessment for 50 year or older buildings, including San Juan District

2001: Zoning Change from A1, A1–sr, A1–20s, A1–20s–sr, R1E–10, R1E–10–sr and R1 to **R1S**, R1S, R3S and R3S–sr. *Zoning change did not change the requirements of the GUP EIR mitigation measures or GUP conditions applicable to cultural resources.*

2001-2014: Countywide demolition permits required a full historical assessment of buildings 50 years or older at discretion of DPD.

2014: Review of Countywide procedures changed. Only required historical assessment/Landmark Alteration Permit application for properties on the HRI or Landmark list.

2018: 2018 Stanford GUP EIR was not certified; *hence 2000 GUP conditions are still in effect.*

2020: Responding to questions from CSG members, Department evaluated processes and determined that 2000 GUP conditions still apply to the San Juan District.

Today: Any proposed projects on buildings 50 years or older will need a historic assessment to determine if it should be added to HRI list.

2000 GUP Conditions Relating to Historic Resources

- SJRD is subject to **GUP Conditions (O.1. and O.2.)** relating to historical resources.
- Conditions establish a **mechanism to assess historic value of structures 50 years or older** prior to approval of a proposed building project (demolition, remodeling, alteration)
- **Historic assessment** required to assess eligibility for listing
- If not eligible: No change in the County's demolition or building permit process
- **If listed or potentially eligible for listing:** Additional steps in the permitting process
 - **Demolition:** Additional environmental review and referral to the County Historic Heritage Commission for recommendations
 - **Alteration/Remodeling:** Referral to HHC to determine eligibility, if found eligible, compliance with the Secretary of the Interior's Standards.

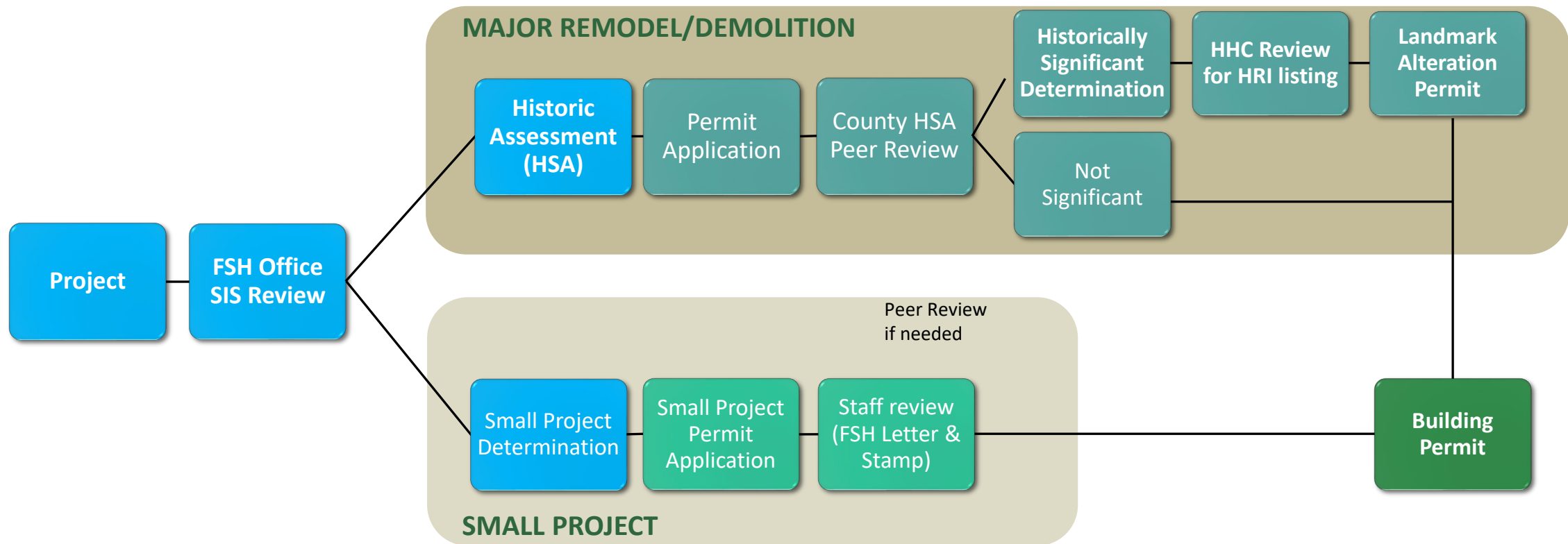
Permit Requirements

- Existing Permitting Process:
 - *Stanford Faculty Staff Housing (FSH) Office* review for consistency with the *Secretary of Interior's Standards (SIS)*. **FSH letter of approval and stamp** on project plans.
 - County confirms letter & stamp - proceeds as a regular building permit application
- Revised Permit Process (Application of GUP Conditions O1 and O2):
 - For **maintenance, repair, minor demolition/remodeling and alteration**, the existing permitting process will not change for
 - For **other projects that don't qualify as Small Projects**, additional steps in the permitting process including requirement of a **historic assessment** by a qualified architectural historian

Small Project Classification

- ✓ Demolition or removal of non-contributing features (*e.g. non-contributing additions, accessory structures etc.*)
- ✓ Any undertaking that does not change exterior features (*e.g. Compatible re-roofing, doors, windows, sidings etc.*)
- ✓ Additions less than 200 sq. ft. along side or rear elevations.

Permit Process (Buildings 50 years or older & not of HRI List)



 Owner/Stanford

 County

Permit Process Matrix Overview

Permit and Approval Requirements for San Juan District Neighborhoods (October 2020)

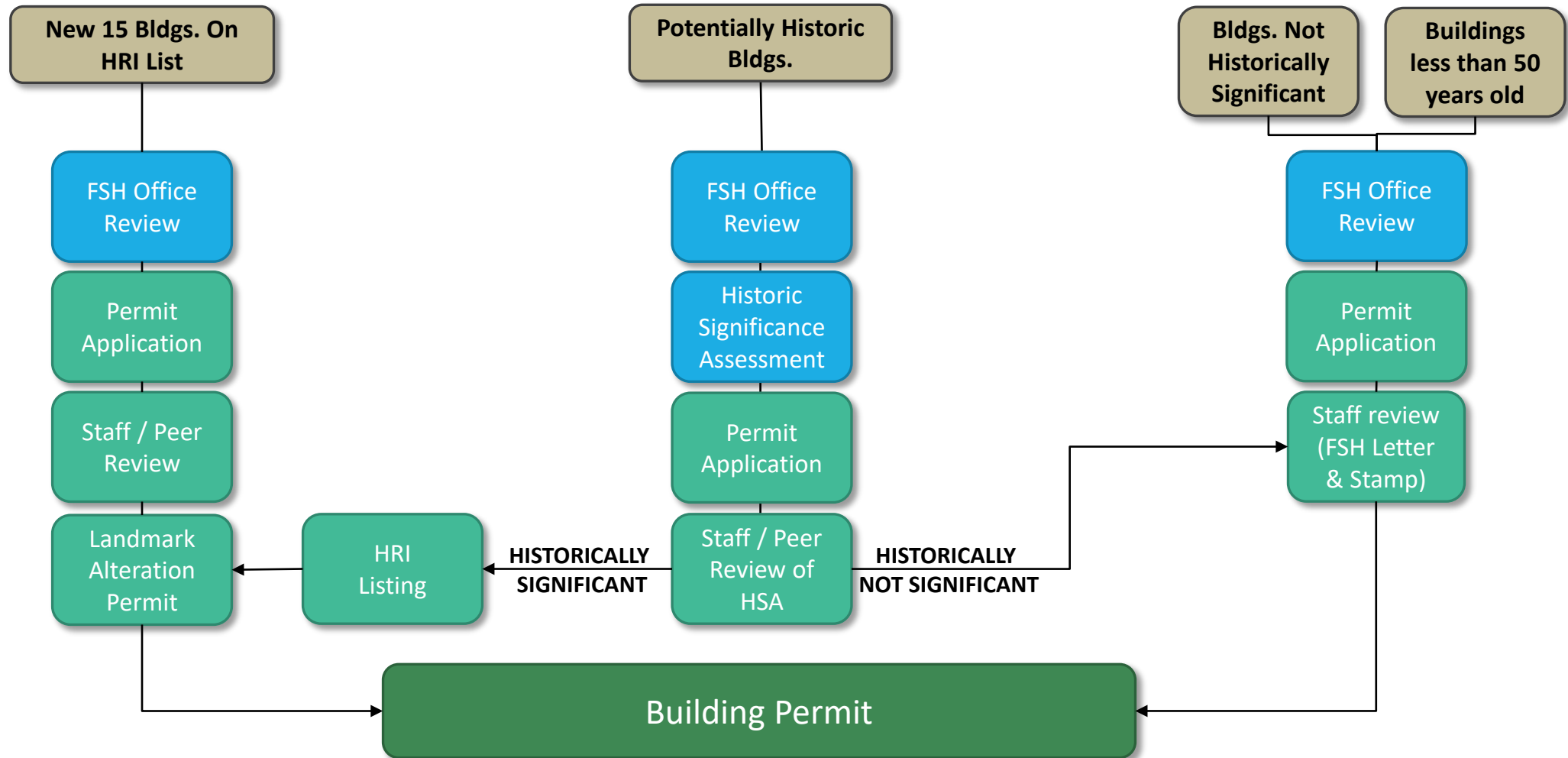
Project Type		Property less than 50 years old	Property 50 years old or older	Property on the County Historic Resource Inventory (HRI).	Property Registered as a Local/State/National Landmark
1	Exterior painting	N/A	N/A	N/A	Landmark Alteration Permit [□] (L.A.P.)
2	Landscape modifications	SCC Building Permit (Bldg. Permit)	Bldg. Permit	Bldg. Permit	L.A.P. [□] Bldg. Permit
3	Interior Alteration (not impacting exterior)	Bldg. Permit	Bldg. Permit	Bldg. Permit	L.A.P. [□] Bldg. Permit
4	Construction of new buildings/structures on property**	Bldg. Permit	Bldg. Permit	Bldg. Permit	L.A.P. [□] Bldg. Permit
5	Re-roofing in-kind (e.g. wood shake for wood shake) (<i>Small Projects</i>)	Bldg. Permit	Stanford Univ. Stamp & Letter (SUS & Ltr.) Bldg. Permit	SUS & Ltr. Bldg. Permit	L.A.P. [□] Bldg. Permit
6	Re-roofing in alternative materials (e.g. wood shake replaced by composite shingles or metal standing seam roof) (<i>Small Projects</i>)	Bldg. Permit	SUS & Ltr. Bldg. Permit	SUS & Ltr. Bldg. Permit	L.A.P. [□] Bldg. Permit
7	Siding upgrades in-kind (<i>Small Projects</i>)	Bldg. Permit	SUS & Ltr. Bldg. Permit	SUS & Ltr. Bldg. Permit	L.A.P. [□] Bldg. Permit
15	Partial demolition for repair (e.g. Extensive dry-rot damage, or Seismic upgrades) with replacement with alternative materials (<i>Small Projects</i>)	Bldg. Permit	SUS & Ltr. Bldg. Permit	L.A.P. [□] Bldg. Permit	L.A.P. [□] Bldg. Permit
16	Partial demolition with major exterior addition	Bldg. Permit	Historic Assessment (H.S.A.) Bldg. Permit	L.A.P. Bldg. Permit	L.A.P. Bldg. Permit
17	Complete demolition	Bldg. Permit	H.S.A. Bldg. Permit	L.A.P. Bldg. Permit	L.A.P. Bldg. Permit
18	Tree removal (heritage trees)	Tree Removal Permit (T.R.P.)	T.R.P.	T.R.P.	T.R.P.

SJRD Study Will Help Streamline Process

- Identify new potentially historically significant buildings.
- 15 new Historical Assessments at the County's expense.
- **Inform residents of homes needing historic assessment for permits.**
- **Identified Non-historic homes will not require assessment in the future.**
- Buildings not yet 50 years old, will require assessment after they cross the 50-year threshold.



Permit Process After Study (not small projects)



Break (5 minutes)



Summarized Website Questions

1. What is the motivation on insisting that the 2000 GUP provisions apply to faculty homes, rather than treating them consistently with other SCC regulations and guidelines? Why are they being applied now?

- Peter DeMarzo, Christy Holloway, Steve Collins

2. What are the main differences of the regulations in the matrix governing demolitions/remodeling relative to the current regulations for Stanford leaseholders in the SJRD, and; the regulations governing other homeowners in unincorporated areas of Santa Clara County?

- Scott Pearson

3. In an email that went to the SCRL mailing list by SCRL management, it stated, “the County now plans to impose on all of our homes, the Stanford 2000 GUP restrictions on remodeling buildings over 50 years old.” Please clarify if this statement and state what additional restrictions on remodeling will be implemented.

- Sandra Pearson

4. How does interim major remodeling affect the potential designation? if a 50+ old home underwent a major expansion 25 years ago; would the designation be based upon the original date of construction or the date of the major revision?

- Steven L Hancock

Answers to Website Questions

5. In what ways are the regulations stated in the new matrix identical to or different from (a) Stanford University's regulations and (b) the Secretary of the Interior's Standards?
- Sandra Pearson
7. When will the residents know if their home is in the Potentially Historically Significant category or not?
- Karen Nagy
8. What will the process be for projects such as decks, fences, painting exteriors, or removal of sheds?
- Sarah Donaldson, Karen Nagy, Bob Anderson
9. When will the GUP conditions go into effect ?
- Sarah Donaldson

Answers to Website Questions

10. How will these actions improve Stanford's ability to meet the already high and rising housing needs of students, postdoctoral researchers, faculty and staff?

- *Steve Collins*

11. The cutoff age for historical consideration at 50 years? Can the county reevaluate this cutoff, and perhaps consider a 60- or 70-year threshold, and/or a process to regularly evaluate this issue?

- *John Huguenard*

12. If the San Juan District is placed in historical status, can an adjustment be made to tax status by the county to reflect the restrictive nature of this. Hawaii has markedly reduced rates for houses designated as historical.

- *Vincent Ritson*

13. Does the SJRD fall under the Stanford Community Plan? If so, in what aspects?

- *Sandra Pearson*

Questions (40 Minutes)

- To ensure everyone gets adequate time to ask questions, we will call on attendees based on the Zoom listing of raised hands to ask their questions.
- Each person can ask 1 to 2 questions to ensure everyone get adequate time to ask their questions.
- Each person will get approximately 3 minutes of discussion time.

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Thank You

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