



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

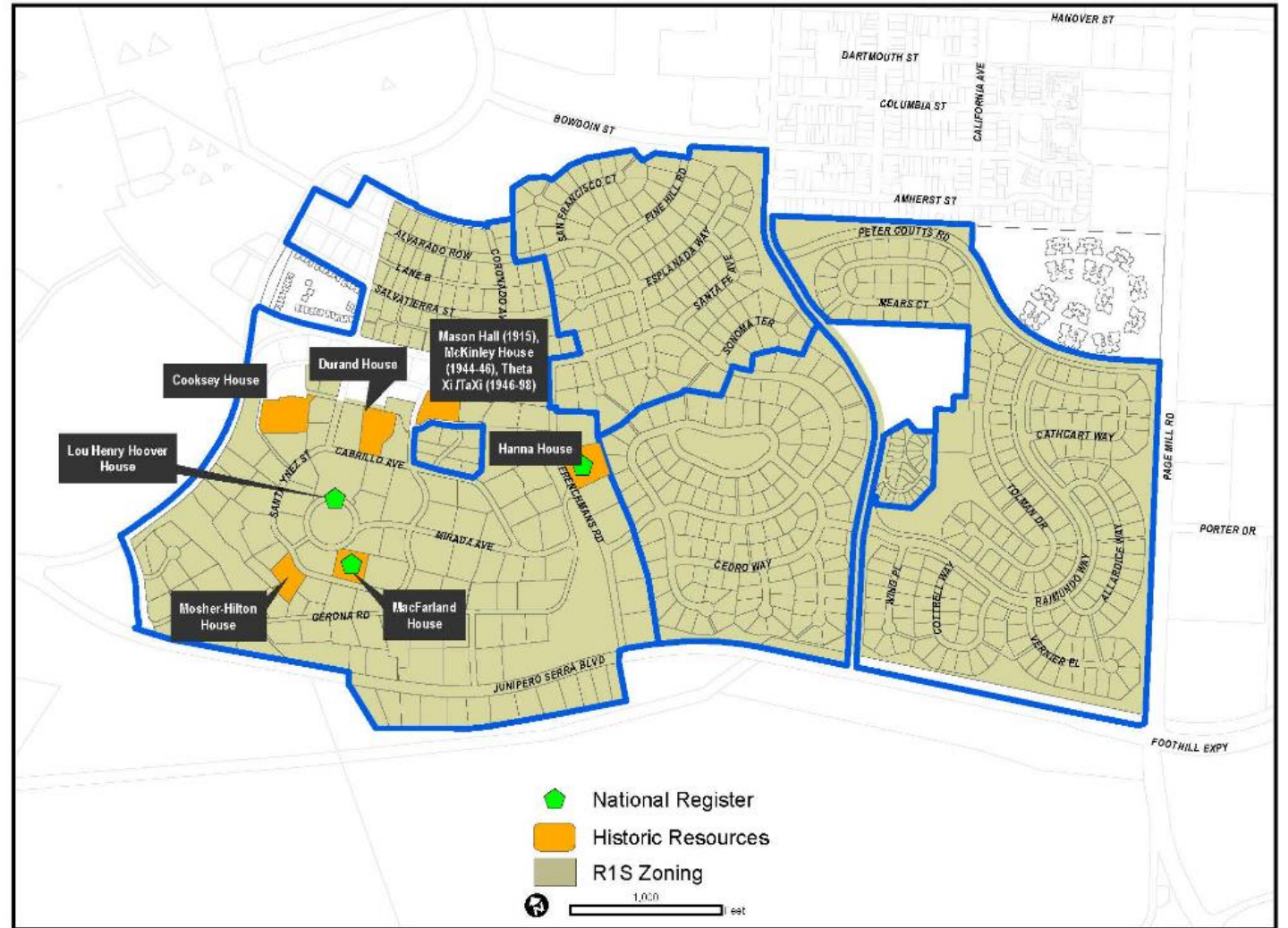
DEPARTMENT OF PLANNING AND DEVELOPMENT

MAY 27, 2021

Agenda

1. Welcome & Introductions
2. Study Process Recap
3. Existing Conditions Refresher
4. History Survey Summary
5. Break
6. Applicable Zoning Districts & Limitations
7. Options for Board Consideration
8. Responses to Submitted Questions
9. Q & A
10. Adjourn

San Juan District - Historic Resources and Landmarks



Board Referral – *January 2019*

HLUET – March/April 2019

- *Is the current zoning the appropriate for San Juan District?*
 - 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 2020*
- *CSG Meeting – August 2020*
- *CSG Meeting – September 2020*
- *CSG Meeting – March 2021*
- *CSG Meeting – May 20, 2021*

- *Community Meeting – February 27, 2020*
- *Community Meeting - Public Forum (2000 GUP Conditions)
– October 2020*
- **Community Meeting – May 27, 2021**

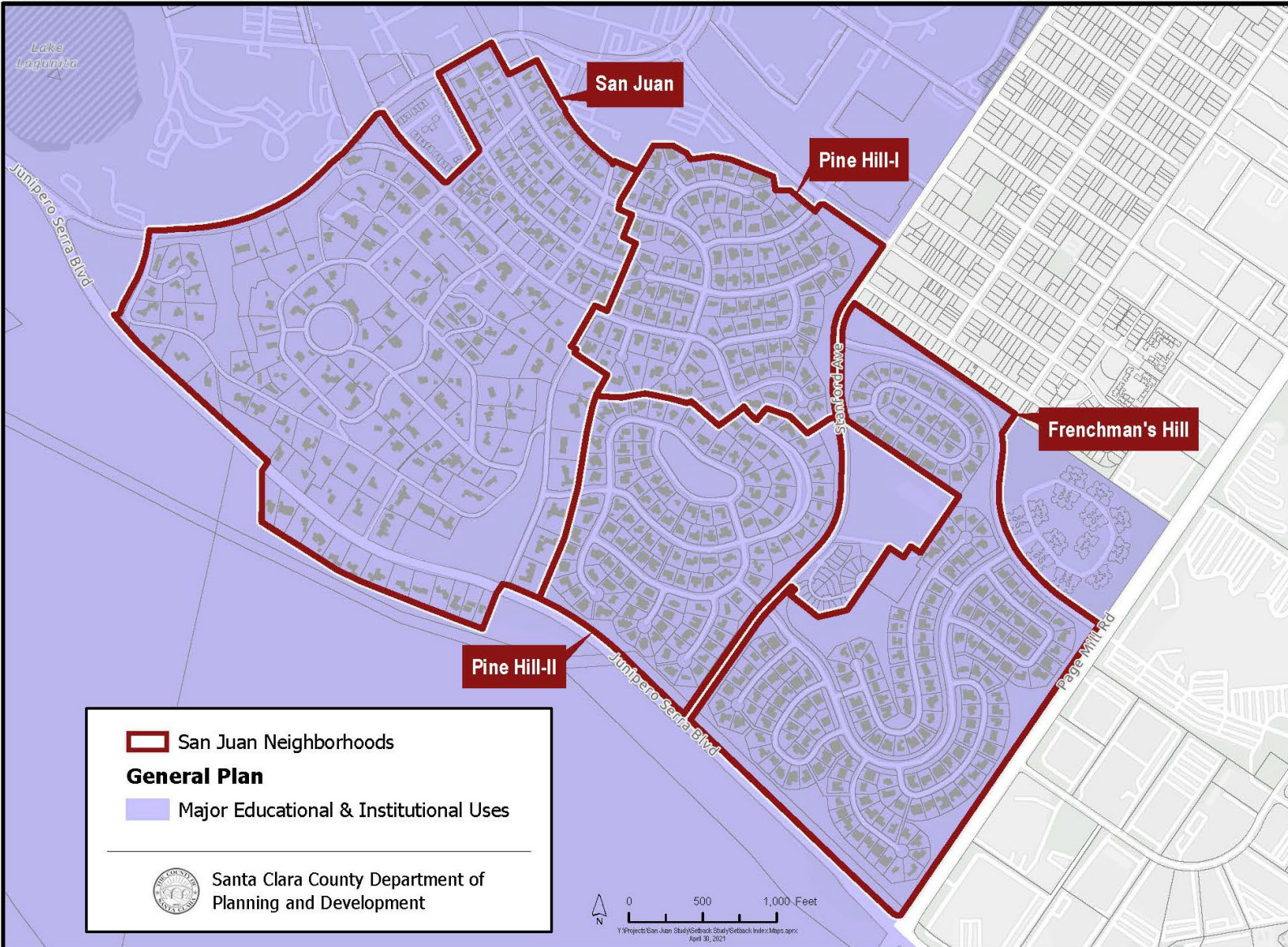
- **Presentation of Options to Board of Supervisors –June 2021**

Existing Development Standards Review



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.*

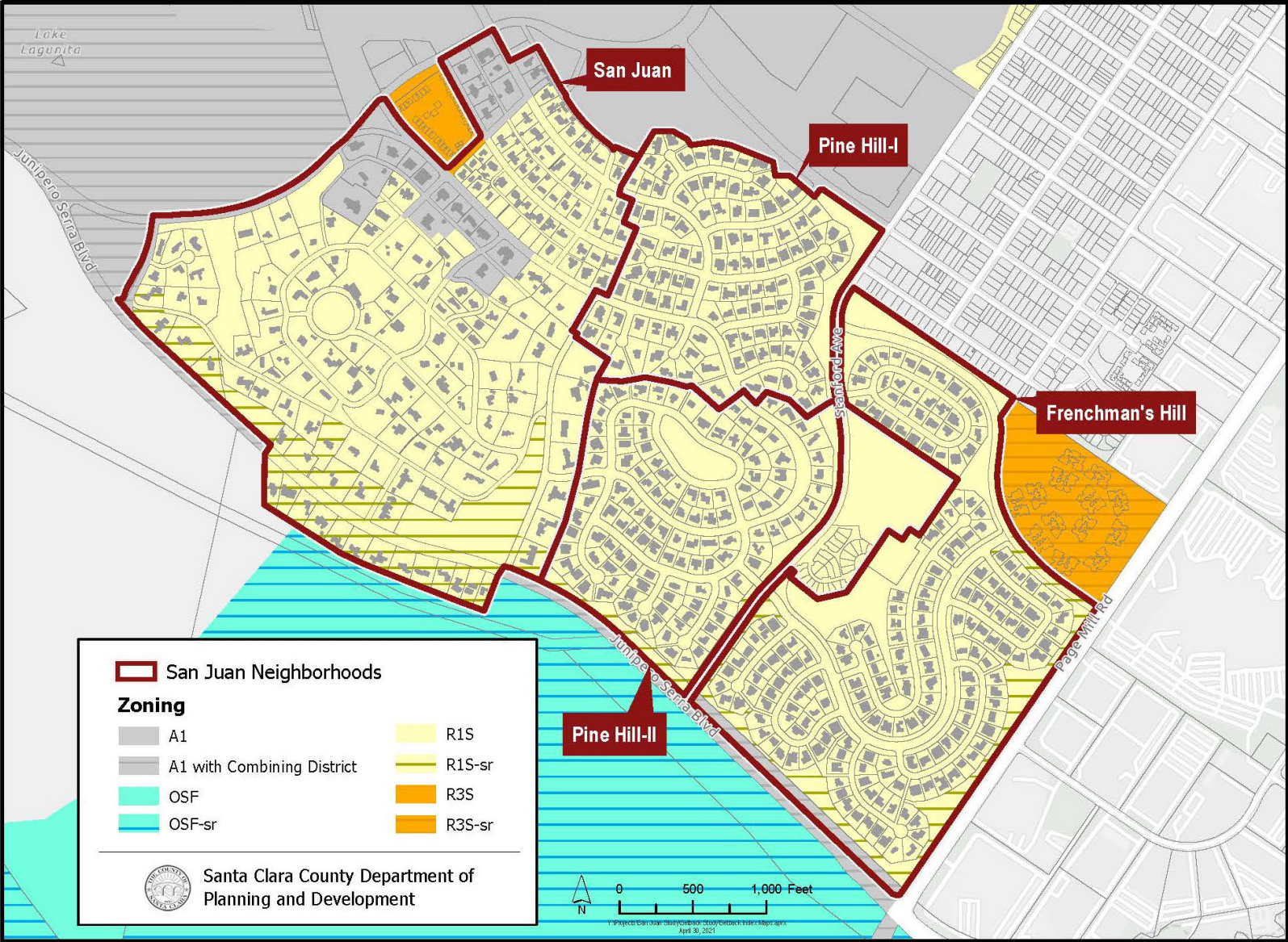
Setbacks:

Front	: 25 ft minimum
Side	: 5 ft minimum
Rear	: 25 ft minimum

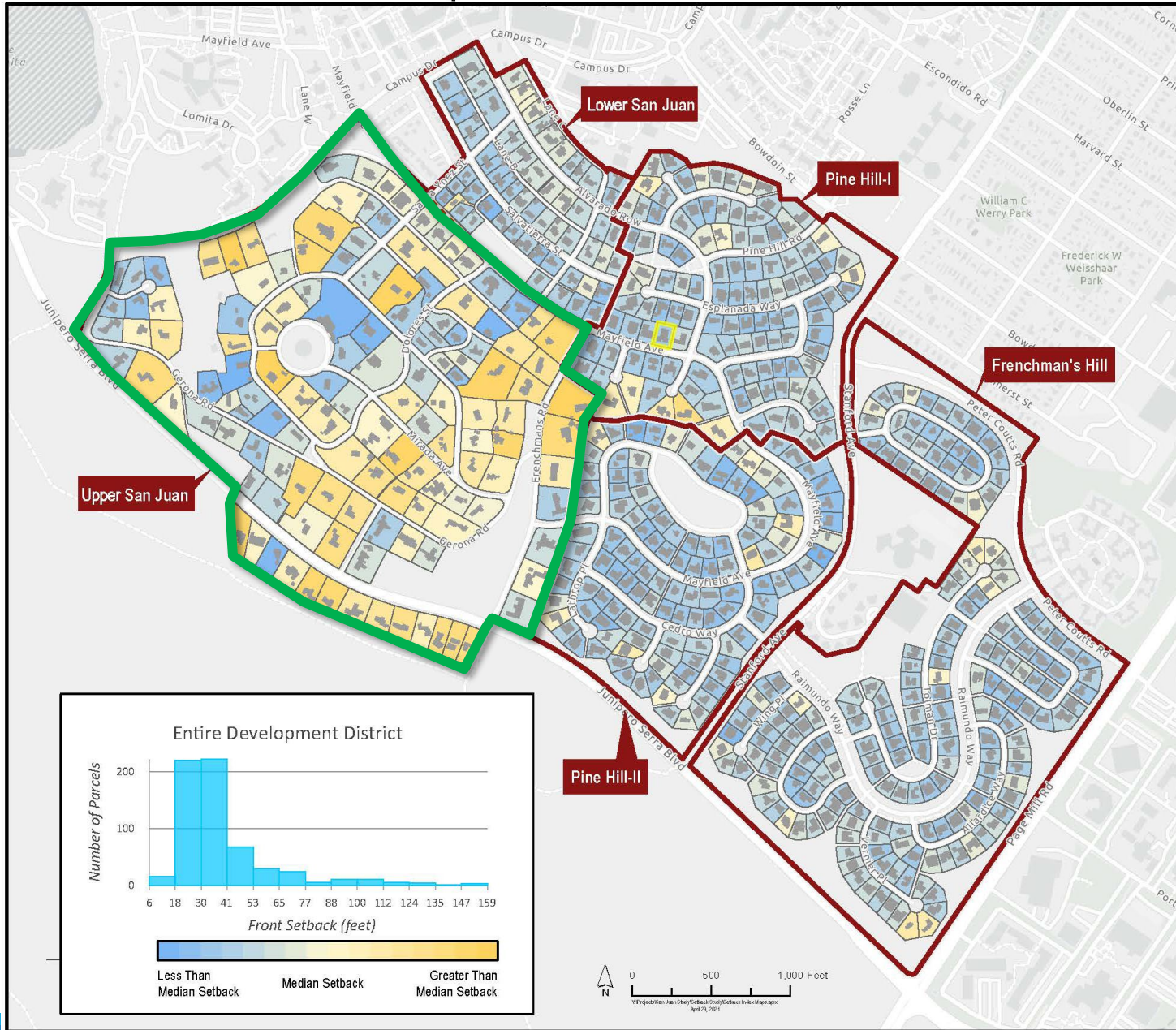
- **Height** : 35 ft maximum

- **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

- **Lower San Juan**
 - Density: 3.22 units per acre
 - Front Setbacks Avg: 34 feet
 - Site Coverage Avg: 18.9%
- **Pine Hill I**
 - Density: 2.78 units per acre
 - Front Setbacks Avg: 34.5 feet
 - Site Coverage Avg: 21.9%
- **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%
- **Upper San Juan**
 - Density: 1.24 units per acre
 - Front Setbacks Avg: 63 feet
 - Site Coverage Avg: 10.8%

Historic Survey Summary



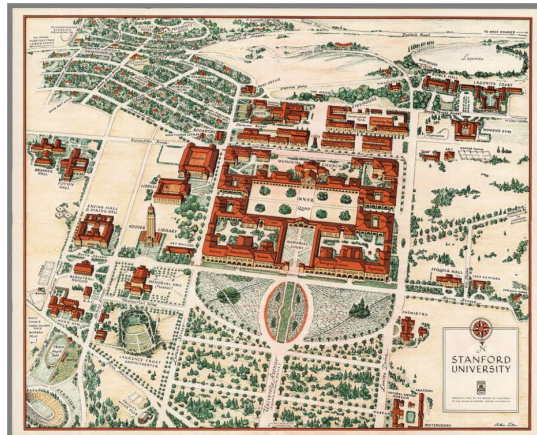
Historic Survey

SAN JUAN RESIDENTIAL DISTRICT HISTORIC SURVEY

Historic Resources Survey Report

Prepared for
County of Santa Clara

March 2021

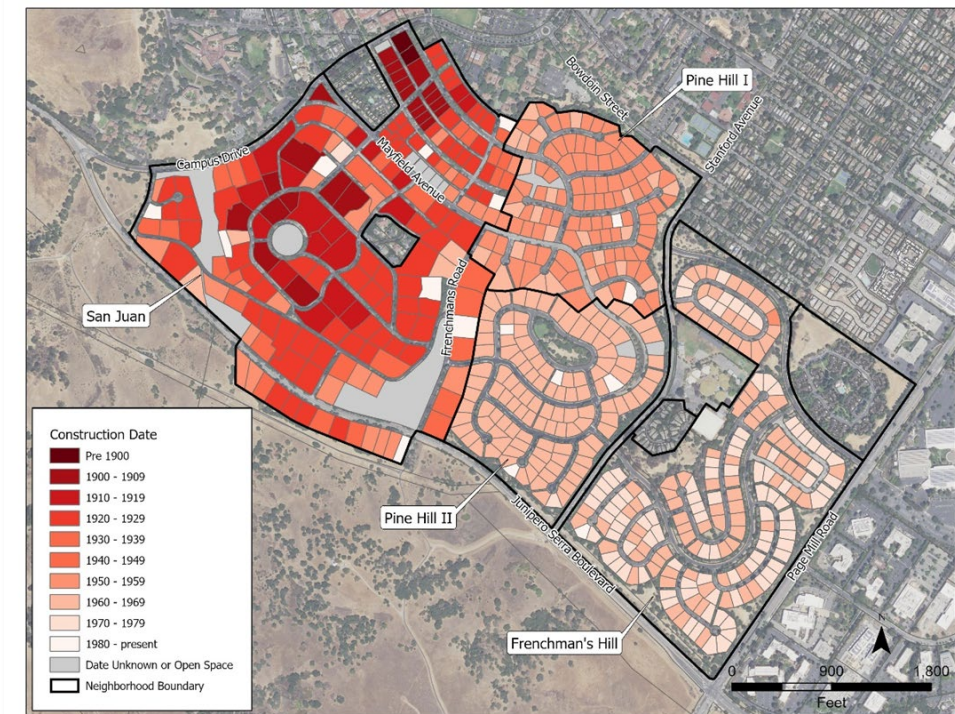


- *Process*

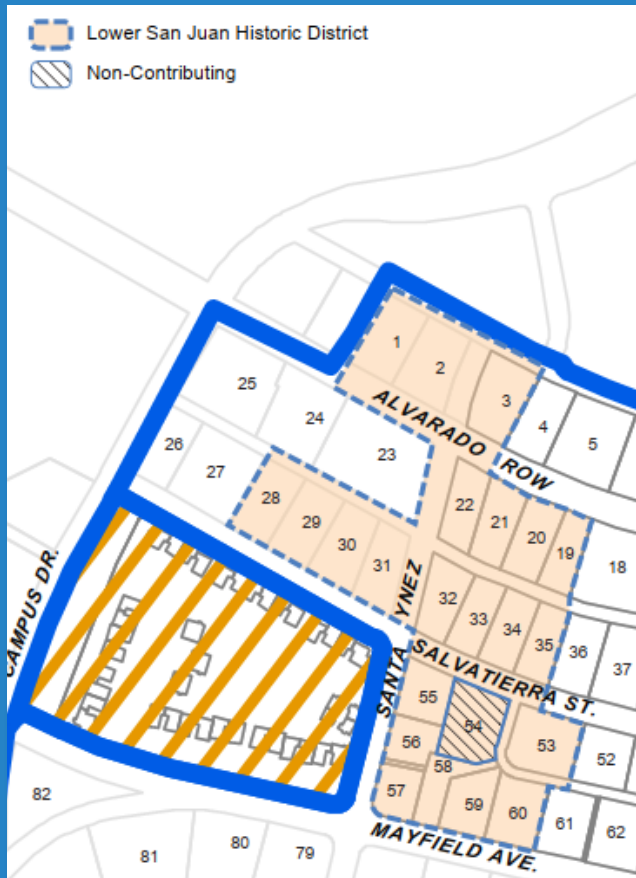
- *Step 1 - Establish Evaluation Criteria*
- *Step 2 - Establish Survey, Research, and Evaluation Methods*
- *Step 3 - Conduct Research*
- *Step 4 - Conduct Survey*
- *Step 5 - Prepare Report (incl. DPR 523 forms)*

- *Potential themes*

- *Double Houses (SJ)*
- *Mrs. Hoovers Cottages (SJ)*
- *Pattern Book Houses (SJ)*
- *Affordable Faculty Housing*
- *Tract Housing (FH/PH I/PH II)*



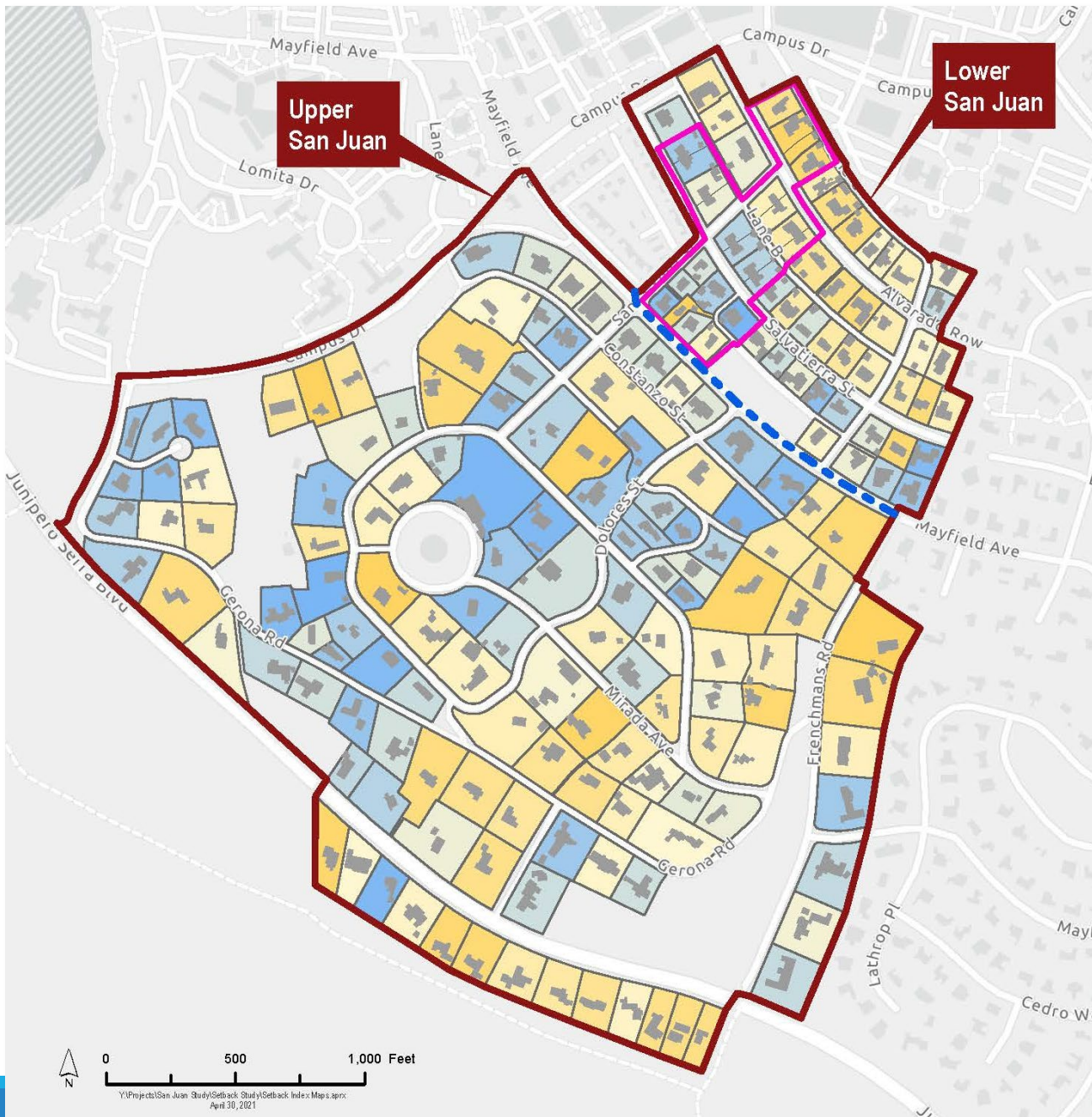
Historic Survey Results Summary



- **San Juan Neighborhood**
 - *Over 150 homes need assessment for historic value.*
 - *15 home DPR task replaced with detailed documentation of architects of significance in San Juan Neighborhood*
 - *Report provides a comprehensive resource for future HSAs*
- **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





Available Zoning Tools

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)

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,

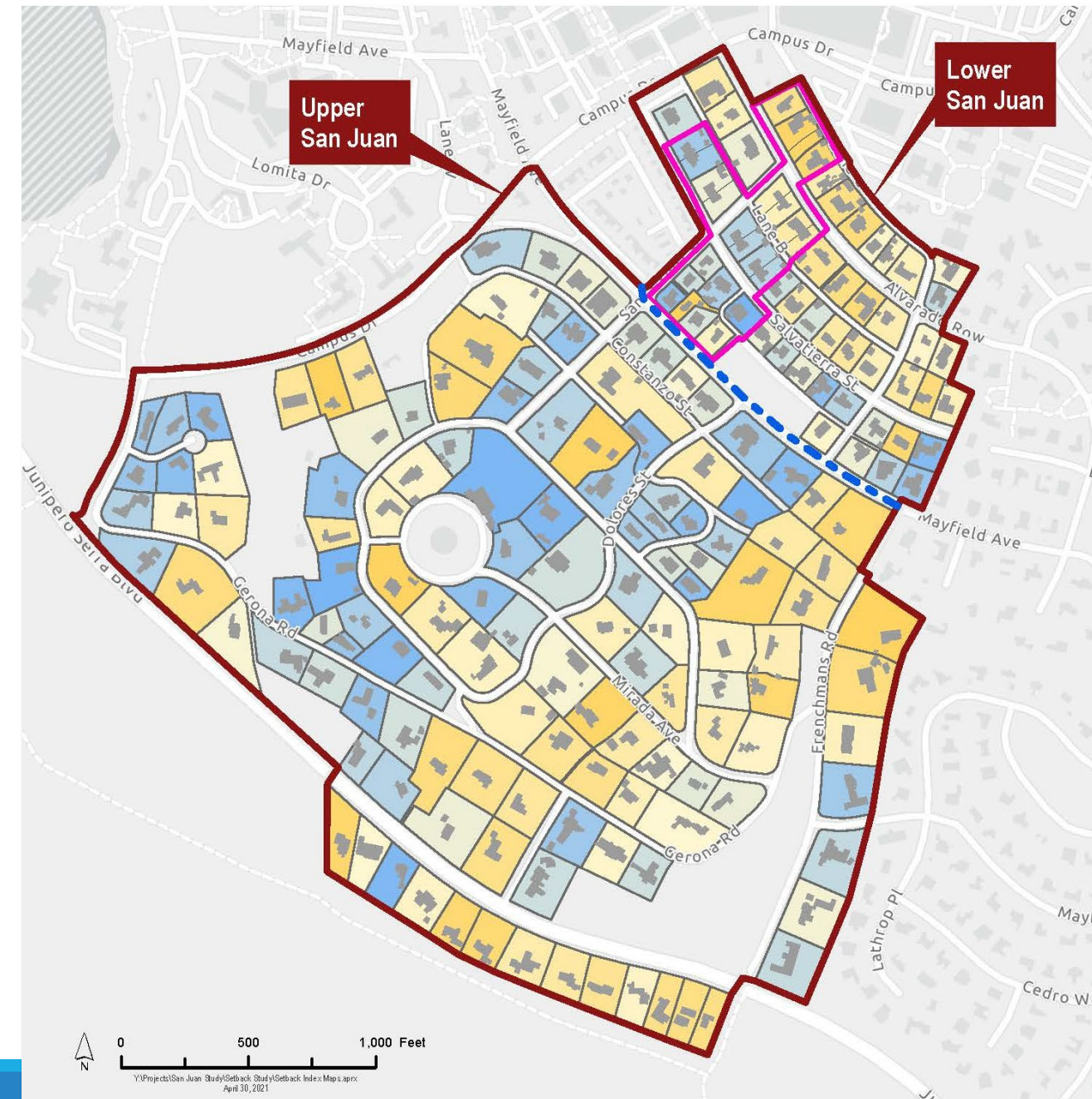
- Recommended Historic District cannot proceed due to missing Landmark.
- State Law SB 330 prohibits any direct or indirect down-zoning of residential use without up-zoning in the same action

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.

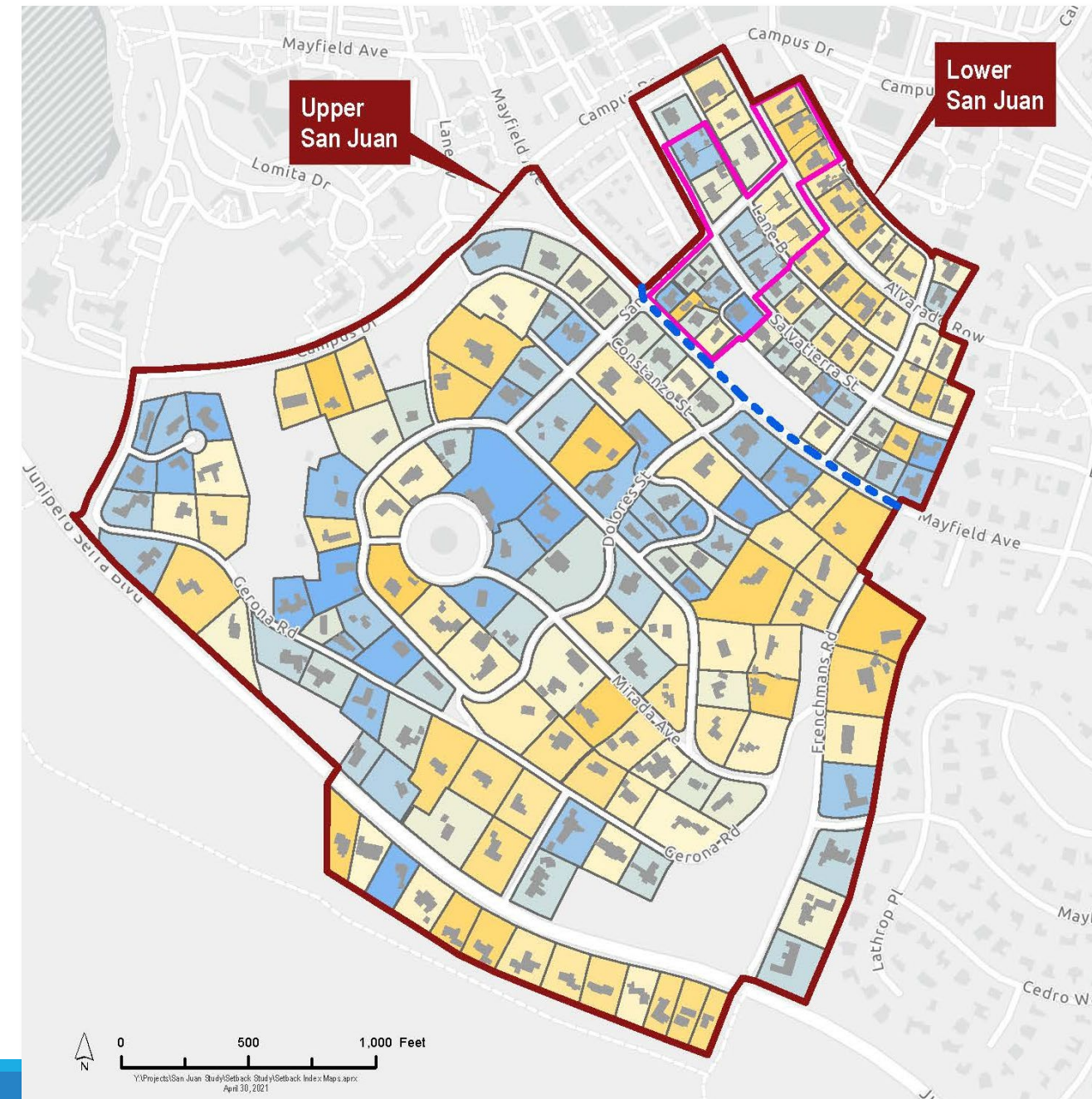
Department Summary

1. Streamline Historic Significance Assessment (HSA) required by *2000 GUP Condition O.2.b.*
2. Consider a process regarding the ESA Report used to prepare HSAs for the San Juan Neighborhoods (Upper/Lower)



Options for the Board to Consider

1. Current Practice
2. Consider further studies of the Residential homes and listing of Homes on Heritage Resource Inventory (HRI)
 - *Timeline: Under Consideration (2-3 years)*
3. Consider a **Community Plan Update** as the process to apply proposed Historic & Preservation Overlays, and Development Standards
 - *Timeline: TBD*



End



Submitted Questions



Summarized Submitted Questions

1. Does any of this impact ADU planning and permitting? If yes then why? - *Drew Endy*
2. A large majority of residents oppose the historic designation, which has clear disadvantages to residents. Is it possible to move forward without this designation? - *Scott Delp*
3. The proposed recommendation that the zoned density in some neighborhoods be reduced by a factor of 2 to 4 would require that other areas would be increased in density. This would promote housing inequality in our area. What democratic mechanisms could we use to discover whether this is what our community really wants? - *Steve Collins*
4. We live on Frenchmans Road in a Birge Clark home built in 1924. Is our home on the list of those considered a possible “historical home”? How will these decisions affect us? The information we received is unclear. - *Gerald & Donna Silverberg*
5. Given the constraints of California’s SB330, can the Stanford Community Plan Update be successful in applying the proposed County ‘s recommendation for the proposed Historic & Preservation Overlays, and Development Standards? Has land been identified on the Stanford campus that that could absorb the density trade-off ? - *Christy Holloway & Jeff Zolkower*

Summarized Submitted Questions

6. Please clarify - are there any protections for historic preservation in the San Juan Hill (or Lower San Juan) that are now in place, that didn't exist before the Study? If Stanford owns 2-3 homes that are contiguous on San Juan Hill is there currently anything that keeps them from building at least 8 homes per acre? (Additionally, because of SB 330 could Stanford build condominiums with greater density on San Juan Hill since there are no design standards outlined?) - *Sandra Pearson*
7. Would you explain exactly what will be the necessary submittal for a homeowner planning a major project in the San Juan Neighborhood? How will the permit process be different for Pine Hill I/II & Frenchman's Hill neighborhoods? – *Grace Hinton*
8. Why are homeowners subject to Stanford GUP? Why not remove private faculty homes from GUP? - *Michael F Marmor*
9. Please estimate the total cost of this project to date, including consultants' fees and all Planning Dept costs. - *Pat Miller*
10. Can DPR forms be prepared without homeowner's permission? How are these DPR forms going to be used? – *Allyn Taylor*

Questions



Thank You

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