San Juan Residential District Historic Survey & Development Standards Study

Initial Community Meeting

DEPARTMENT OF PLANNING AND DEVELOPMENT

FEBRUARY 27, 2020
Agenda

1. Opening Message from Planning Director
2. Introduction of Planning Staff
3. Purpose, Components & Schedule of Study
4. Role of Community Stakeholder Group (CSG)
5. Setting up of Community Stakeholder Group (CSG)
6. Question & Answers
Project Staff

Bharat Singh – Principal-in-Charge
Principal Planner

Charu Ahluwalia – Project Manager
Associate Planner

Kavitha Kumar – Stanford Resource
Senior Planner
Purpose of Study

Under the referral from the Board of Supervisors, the county is conducting the 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 need to be identified as a *Historic Resource*?

b. Do any identified buildings collectively contribute to *a distinct identifiable design & 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. Embodies 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

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

Processes:
- HHC/BOS Approval
- 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 Schedule of Study

<table>
<thead>
<tr>
<th>Task</th>
<th>Timeline:</th>
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<tbody>
<tr>
<td></td>
<td>Month 1 (Jan)</td>
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<tr>
<td>Task 0:</td>
<td>Selection of Historic Survey Consultant</td>
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<tr>
<td>Task 1:</td>
<td>Initial Outreach &amp; Public Meeting</td>
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<td>Task 2:</td>
<td>Assemble CSG (task)</td>
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<td>Task 3:</td>
<td>Conduct Kick-off Meeting for Existing Conditions &amp; Issues</td>
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<td>Task 4:</td>
<td>Historic Survey</td>
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<td>Task 5:</td>
<td>Evaluation of Existing Neighborhood Design</td>
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<td>Task 6:</td>
<td>Present Survey Results to CSG</td>
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<td>Task 7:</td>
<td>Public Outreach &amp; Second Public Meeting</td>
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<td>Task 8:</td>
<td>Preparation of New Development Standards</td>
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<td>Task 9:</td>
<td>Present New Standards to CSG</td>
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<td>Task 10:</td>
<td>Finalized New Development Standards</td>
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<td>Task 11:</td>
<td>Draft Zoning Ordinance</td>
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<td>Task 12:</td>
<td>Present New Standards to CSG</td>
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<tr>
<td>Task 15:</td>
<td>Additional Public Outreach &amp; Public Meeting</td>
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<td>Task 14:</td>
<td>Present New Standards to Historic Heritage Commission</td>
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<td>Task 16:</td>
<td>PCIBOS approval</td>
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### Notes:
- **SG**: Stakeholder Group Meeting
- **PM**: Public Meeting
- **A**: Advisory Committee Review
- **P**: Presentation Meeting - Planning Commission/Board
- **MC**: Historic Heritage Commission Meeting
- **D**: Deliverable
- **C**: Contingency

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**Contingency**
Role of Community Stakeholder Group (CSG)

• The constituency of the CSG is limited to the duration of the Study

• The Group is to represent the different stakeholders—
  - Residents of the San Juan Neighborhood;
  - Residents of other neighborhoods that make up the Residential District;
  - Student residents;
  - Faculty/Staff residents, and;
  - Stanford University

• The Group’s role is to respond to and provide feedback on content and findings of the study.

• Members are liaisons between the community at large and County staff

• The CSG inputs will be advisory and will be accepted at the discretion of County staff.
Constitution of the CRG

- The Department intends to create an eight-member group organized in the following manner:
  - **Four (4) residents of the Residential District** – Two (2) from the San Juan Neighborhood, and two (2) residents from other neighborhoods. Of these four, at least two shall be Stanford faculty/staff.
  - **One (1) Stanford University management staff**
  - **One (1) Student resident**
  - **One (1) CRG member**
  - **One (1) HHC member**

- The CRG member and HHC member will act as subject matter experts and act as neutral participants.

- Should the applications not cover the above representation, County staff may consider substituting from another group.

- If there are multiple candidates representing the same stakeholders, staff will look at their tenure as a resident, their expertise, and other factors to pick a candidate.

- The staff may also decide to defer to the different groups to select an individual from the pool to be their representative.

- The final selection will be made public via notifications and the study website.
Questions & Answers
Next Steps

- Finalizing Survey Consultants
- Selecting member and setting up CSG
- Organizing first CSG meeting
- Website and Emails to interested parties will be the preferred mode of dispersing study related information
- Fill out CSG application form online at: https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/SanJuan.aspx

Tentative CSG/Community Meeting Schedule:

- 1st CSG Meeting – Last Week of March 2020
- 2nd CSG Meeting – August 2020
- 2nd Community Meeting – September 2020
- 3rd CSG Meeting – October 2020
- 4th CSG Meeting – December 2020
- 3rd Community Meeting – January 2021
- HHC Meeting – February 2021
- Planning Commission Meeting – March 2021
- Board of Supervisors Meeting – April 2021
Thank you

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