



City of Santa Clara
**HISTORICAL AND LANDMARKS
COMMISSION MEETING AGENDA**

Thursday, September 4, 2014 – 7:00 P.M.

**COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050**

Please refer to the Historical and Landmarks Commission Procedural
Items guideline for information on all procedural matters.

ITEMS FOR COUNCIL ACTION

The following items from this Historical and Landmarks Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Historical and Landmarks Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- **Agenda Item No. 8.A.:** General Plan Amendment from Community Mixed Use to Regional Mixed Use, Rezoning from CC-Community Commercial and OG-General Office to PD-Planned Development – 1313 Franklin Street

1. CALL TO ORDER

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances
- C. Exceptions (requests for agenda items to be taken out of order)

6. ORAL PETITIONS/ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Historical and Landmarks Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Historical and Landmarks Commission meeting when the Chair calls for these requests during the Consent Calendar review.

- 7.A.** Approval of Historical and Landmarks Commission Minutes for the meeting of June 5, 2014.

- 7.B.** Approval of Historical and Landmarks Commission Minutes for the meeting of July 10, 2014.
- 7.C.** Approval of Historical and Landmarks Commission Minutes for the meeting of August 7, 2014.
- 7.D.** File No.(s): **PLN2014-10463**
 Location: 1464 Franklin Street, a 10,840 square foot lot located on the south side of Franklin Street approximately 75 feet east of Main Street (APN: 269-20-053). Project site is zoned R1-6L (Single Family Residential).
 Applicant/Owner: Juvenal Silveira
 Request: **Design Review** of a proposed detached accessory dwelling unit and three-car garage
 CEQA Determination: Categorically Exempt per CEQA Section 15303, New construction of small structures
 Project Planner: Jeff Schwilk, AICP, Associate Planner
 Staff Recommendation: Recommend Approval, subject to conditions
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- 7.E.** File No.(s): **PLN2014-10533**
 Location: 1124 Washington Street, a 17,050 square foot lot located on the west side of Washington Street approximately 80 feet north of Benton Street (APN: 269-15-053). Project site is zoned R3-36D (Medium Density Residential).
 Applicant/Owner: Scott Kamen
 Request: **Design Review** of the proposed roof replacement for three buildings in an existing five-building apartment complex
 CEQA Determination: Categorically Exempt per CEQA Section 15301, Repair and Maintenance of existing structures
 Project Planner: Jeff Schwilk, AICP, Associate Planner
 Staff Recommendation: Recommend Approval, subject to conditions
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- 7.F.** File No.(s): **PLN2014-10535**
 Location: 1582 Jackson Street, a 5,249 square foot lot located on the west side of Jackson Street approximately 190 feet north of El Camino Real (APN: 269-26-070). Project is zoned R1-6L (Single Family Residential).
 Applicant/Owner: Mary Chen / Shu-Ping Chen
 Request: **Design Review** of the proposed remodel to existing single family home, includes removal and replacement of existing stairs and railings at front and rear of the property and conversion of basement back to storage space
 CEQA Determination: Categorically Exempt per CEQA Section 15301, Repair and Maintenance of existing structures
 Project Planner: Shaun Lacey, AICP, Assistant Planner II
 Staff Recommendation: Recommend Approval, subject to conditions
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- 7.G.** File No.(s): **PLN2014-10539**
 Location: 2355 Park Avenue, approximately 12,700 square foot lot located on the southwest corner of Park Avenue and Hilmar Street (APN: 269-50-050). Project site is zoned R1-6L (Single Family Residential).
 Applicant/Owner: Josephine Moore

Request: **Design Review** of a roof replacement from wood shingle to a 50 year dimensional composition asphalt shingle product on a single family home
CEQA Determination: Categorical Exempt per CEQA Section 15301, Repair and Maintenance of existing structures
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: Recommend Approval, subject to conditions

7.H. File No.(s): **PLN2014-10590**
Location: 904 Madison Street, a 3,952 square foot lot located at the northwest corner of Madison Street and Homestead Road (APN: 269-20-042). Project site is zoned OG (General Office).
Applicant/Owner: David Huboi / Rosemary Anders
Request: **Design Review** of a proposed renovation and repair of a single family residence, project proposes to refurbish and repair facia, trim and siding at rear of residence, remove and replace two exterior doors
CEQA Determination: Categorical Exempt per CEQA Section 15331, Historical Resource Restoration Rehabilitation
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: Recommend Approval, subject to conditions

7.I. File No.(s): **PLN2014-10589**
Location: 1820 Bellomy Street, approximately 12,000 square foot lot located at the northwest corner of Bellomy Street and Winchester Boulevard (APN: 269-39-121). Project site is zoned CC (Community Commercial).
Applicant/Owner: Doug Baldanzi
Request: **Design Review** of window and door replacements to an existing office building, includes storage shed addition
CEQA Determination: Categorical Exempt per CEQA Section 15301, Repair and Maintenance of existing structures
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Staff Recommendation: Recommend Approval, subject to conditions

*******END OF CONSENT CALENDAR*******

8. PUBLIC MEETNG ITEMS

8.A. File No.(s): **PLN2014-10542 (General Plan Amendment #81), PLN2012-09351 (Rezoning), PLN2013-10106 (Tentative Subdivision Map), and CEQ2014-01176 (Mitigated Negative Declaration)**
Location: 1313 Franklin Street, 1092 Monroe Street, and 1350 Benton Street, three parcels totaling 1.04 acre project site located on the west side of Monroe Street, and 1350 Benton Street between Franklin Street and Benton Street. (APN(s): 269-20-076, -077, -078). Properties are zoned CC-Community Commercial and OG-General Office.
Applicant/Owner: SiliconSage TM Builders
Request: **Design and Mitigated Negative Declaration review** to allow the construction of mixed-use project with approximately 14,500 square foot ground floor retail and up to 44 market-rate condominium units. The project includes demolition of existing structures onsite and

construction of surface and below grade parking, widened sidewalks, landscaping, and other improvements.
CEQA Determination: Mitigated Negative Declaration
Project Planner: Payal Bhagat, Assistant Planner II
Staff Recommendation: Recommend Approval, subject to conditions

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Correspondence received for HLC
- Monthly Report on HT properties: Residential reversions (verbal update)
- Commission/Board Liaison Assignments

ii. Report of the Liaison from the Planning and Inspection Department

- City Council and Planning Commission Actions (verbal update)

iii. Commission/ Board Liaison and Committee Reports

- Santa Clara Arts and Historic Consortium (McKee / Standifer as alternate)
[Fourth Monday of each month at 7:15 p.m. - Headen-Inman House]
- Historic Preservation Society of Santa Clara (Mahan / Luckinbill as alternate)
[Second Friday of each month at 10:00 a.m. - Harris Lass Preserve]
- Old Quad Residents Association (Hyams / Mahan as alternate)
- Architectural Committee (Mahan / Johns as alternate)
- Agnews Historic Cemetery Museum Committee (Standifer / Luckinbill as alternate)
- BART/ High Speed Rail/ VTA BRT Committee (Johns / McKee as alternate)
- Zoning Ordinance Update (Johns / Hyams Alternate)
- Preservation Ordinance Ad-hoc Committee (Mahan and Luckinbill / McKee as alternate)
- Neighborhood Preservation Ordinance Ad-hoc Committee (Johns / Standifer as Alternate)

iv. Commission Activities


- Commissioner Travel and Training Reports

v. Upcoming Agenda Items

- Review Public Information Handouts and Brochures - October
- Franklin Post Office Update (Lorie Garcia) – TBD
- Review of Street Name List (Lorie Garcia) – TBD
- Tour of the City's Mackay neighborhoods (Yen Chen) – TBD

ADJOURNMENT

Adjourn. The next regular Historical and Landmarks Commission meeting will be held on Thursday, October 2, 2014 at 7:00 p.m. in the City Council Chambers.

Prepared by: 
Yen Chen
Associate Planner

Approved: 
Gloria Sciara, AICP
Development Review Officer

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