



City of Santa Clara
**HISTORICAL AND LANDMARKS
COMMISSION MEETING MINUTES**
Thursday, April 3, 2014 – 7:00 P.M.
CITY COUNCIL CHAMBERS
1505 Warburton Avenue
Santa Clara, CA 95050

Please refer to the Historical and Landmarks Commission Procedural Items guideline for information on all procedural matters.
An audio recording of this meeting is available in the Planning Office for review or purchase the Friday following the meeting.

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. 8A.: File No.(s): PLN2013-1011/CEQ2014-01169; Location: 166 Saratoga Avenue (Rezoning)**

1. CALL TO ORDER

The meeting was called to order at 7:04 p.m.

2. ROLL CALL

Commissioners Present: Chair Brian Johns, Michael Hyams, Robert Luckinbill, Jeannie Mahan, Jerry McKee, Kris Motyka and J.L. "Spike" Standifer

Staff Present: Yen Chen, Associate Planner, Shaun Lacey, AICP, Assistant Planner II

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. Chair Johns reviewed this procedure.

4. DECLARATION OF COMMISSION PROCEDURES

Chair Johns reviewed the Historical and Landmarks Commission procedures for those present.

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals – None
- B. Continuances - None
- C. Exceptions – The Commission reversed the order of Item 8.A. and 8.B. on the agenda.

6. ORAL PETITIONS/ANNOUNCEMENTS AND COMMUNICATIONS

- Sarah Doty from the Old Quad Residents Association noted that members in the Park Ct and Hilmar Neighborhood are concerned about project at 2325 Park Avenue. Commissioner Johns noted that a letter to the neighborhood was prepared by the Planning Director.

- Joe Hastings, Nick Louis and David Keith voiced concerns over the 2325 Park Avenue project.

Motion/Action:

It was moved by Commissioner Motyka, seconded by Commissioner Mahan and was carried (5-1-1-0, Standifer opposed, Hyams abstaining), that the 2325 Park Avenue project to be placed on next month's agenda for discussion.

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.

- None

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

8. PUBLIC MEETNG ITEMS

8A.	File No.(s):	PLN2013-10111 & CEQ2014-01169
	Location:	166 Saratoga Avenue, a 74,052 square foot parcel located near the southwest corner of Saratoga Avenue and San Tomas Expressway (APN: 294-38-001). Property is zoned Single-Family, Residential (R1-6L).
	Applicant:	Charles McKeag
	Owner:	Jack Bayto Family Trust
	Request:	General Plan Amendment, Rezone and Vesting Tentative Map to construct 33 townhomes
	CEQA Determination:	Mitigated Negative Declaration
	Project Planner:	Shaun Lacey, AICP, Assistant Planner II
	Recommendation:	Motion to recommend approval of the General Plan Amendment, Rezone, Vesting Tentative Map and Mitigated Negative Declaration to the Planning Commission

Notice: The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet.

Discussion:

Mr. Lacey gave a brief presentation of the project and answered questions from the Commission. The applicant was called up to the dais, where he spoke in favor of the project and answered questions from the Commission.

The public comment period was opened. Several members of the community noted concerns about the project, including the loss of a remnant orchard as a resource to the neighborhood and the surrounding community. The applicant's historical consultant approached the dais and clarified that although the parcel is a remnant of a previous orchard belonging to the Bayto family and may have sentimental value to nearby residents, it should not be considered eligible for listing on the basis that the majority of the original property was sold off and subdivided several times over many decades. The public comment period was closed.

The Commission discussed the proposal before them. A majority of the Commission felt that the property should be preserved on the basis that the site is one of the last remaining remnant

orchard parcels in the City, and that the integrity of the two structures on the lot have retained their integrity over the years. Commissioner Standifer added that the fruit trees on the site also add an important feature to the property in that they represent a link to the City's agricultural past. A minority of the Commission noted that the applicant should not be penalized for designing a project that complies with the City's land use policies, but that they would support continuing the project to a later date to allow the applicant time to provide additional information about the historical merits of the orchard itself.

Motion/Action:

It was moved by Commissioner Luckinbill, seconded by Commissioner Mahan and was carried (7-0-0-0), to continue the project, subject to direction that the applicant evaluate the subject property in relationship to other agricultural properties throughout the City and provide a methodology as to how land once used for agriculture is evaluated in the context of local historic listings.

8B.	File No.(s):	PLN2014-10267
	Location:	500 El Camino Real, between Walsh Hall and McLaughlin Hall on the Santa Clara University campus near the southeast corner of Santa Clara Street and Lafayette Street(APN: 269-38-110). Project site is zoned Public/Quasi-Public
	Applicant:	Joe Sugg, Santa Clara University Owner: Santa Clara University
	Request:	Design Review of a three-story lobby building connecting Walsh Hall and McLaughlin Hall
	CEQA Determination:	Categorically Exempt per CEQA Section 15303, New Construction or Conversion of Small Structures Project Planner: Debby Fernandez, Associate Planner
	Recommendation:	Recommend approval to Architectural Committee

Notice: The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet.

Discussion:

Mr. Chen gave a brief presentation of the project and responded to Commissioner questions. Commissioner Standifer noted factual errors on the existing historic survey. Mr. Chen noted that the report was not prepared by the Santa Clara University. He commented on the need to update the survey. Mr. Chen noted that the University is comprised of multiple parcels and that is why staff was not recommending a new survey for this property. The historical quadrangle is located north of the subject project site. Mr. Joe Sugg commented on the University's Master Plan and the relationship of the residences and learning halls. Mr. Sugg commented he was not aware of other reports that are available for the public. No comments were received from the public during the public comment period.

Motion/Action:

It was moved by Commissioner Luckinbill, seconded by Commissioner Motyka and was carried (7-0-0-0) to recommend approval of the project, subject conditions of approval, with a recommendation to Santa Clara University that historical surveys for these properties be updated.

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications


i. Announcements/Other Items

- 1460 Monroe Street – Updated Historical Evaluation and Survey
- Mr. Chen noted that the updated Historical Evaluation and Survey was requested

- by the Commission. The applicant has complied with this condition of approval.
- National Historic Preservation Month Activities, May 2014
- No Discussion
- Monthly Report on HT properties: Residential reversions (verbal update)
- None
- Office of Historic Preservation – eLearning Training (Yen Chen)
- The Commission set July 10, 2014 for eLearning Training.
- ii. **Report of the Liaison from the Planning and Inspection Department**
 - City Council and Planning Commission Actions (verbal update)
- ii. **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 (Motyka / Hyams 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 (Motyka / Johns as Alternate)
 - Preservation Ordinance Ad-hoc Committee (Motyka and Mahan / Luckinbill and McKee as alternate)
 - NURC Meeting (Johns)
- iv. **Commission Activities**
 - Commissioner Travel and Training Reports
- v. **Upcoming Agenda Items**
 - Preservation Month Activities Update – May 2014
 - Technical Review of Resources for Maywood Tract – June 2014
 - Tour of the City's Mackay neighborhoods (Yen Chen) - TBD
 - Franklin Post Office Update (Lorie Garcia) – TBD
 - Prepare thank you letter for Mike Honda
 - Review of Street Name List (Lorie Garcia) – TBD
 - Office of Historic Preservation – eLearning Training (Yen Chen) – July 10, 2014

10. ADJOURNMENT

The meeting was adjourned at 9:43 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, May 1, 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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