



**MINUTES**  
**Thursday, February 1, 2018**  
**Regular Meeting – 7:00 P.M.**

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:

- **None**

**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

**2. ROLL CALL**

Commissioners Present: Priya Cherukuru, Stephen Estes, Brian Johns, Jeannie Mahan, Nancy Biagini, J.L. "Spike" Standifer, and Patricia Leung

Staff Present: Gloria Sciara, Development Review Officer, Elaheh Kerachian, Associate Planner, Anna McGill, Associate Planner, Nimisha Agrawal, Assistant Planner and Steve Le

**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 and City website 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**

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

**5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**

- A. Withdrawals - None
- B. Continuances –
- C. Exceptions (requests for agenda items to be taken out of order) - None

**6. ORAL PETITIONS/ANNOUNCEMENTS AND COMMUNICATIONS**

Members of the public may briefly address the Commission on any item not on the agenda. - None

**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 January 4, 2018.

**Motion/Action:** Motion was made by Commissioner Estes and seconded by Commissioner Standifer to approve the Minutes for the meeting of January 4, 2018 (7-0-0-0).

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

**8. PUBLIC MEETING ITEMS**

**8.A. Project Title:** **575 Benton - Viso Project**  
**File No.(s):** **PLN2017-12489, PLN2017-12574, PLN2017-12575, and PLN2017-12837, CEQ2015-01188**  
**Location:** 575, 611, 625, 645, 675 Benton Street, 3340, 3370, 3390, 3410 The Alameda; 1188, 1250 Sherman Street; 602 Fremont Street, a 5.7-acre site located at the intersection of Benton Street and El Camino Real; APNs: 230-07-002, -004, -009, -010, -013, -029, -031, -034, -038, -053, -059, -060; property is zoned Planned Development (PD) which allows development of 318 residential units.  
**Applicant / Owner:** Prometheus Real Estate Group, INC  
**Request:** **Review architecture design change** for the proposed mixed-use building located at the corner of El Camino Real and Benton Street.  
**CEQA Determination:** Addendum#1 to the Mission Town Center Project Environmental Impact Report, SCH No.201532076  
**Project Planner:** Elaheh Kerachian, Associate Planner  
**Staff Recommendation:** **Recommend Approval**, subject to conditions

**Notice:** The notice of public meeting for this item was posted within 500 feet of the site and was mailed to property owners within 500 feet.

**Discussion:** Mrs Kerachian provided an overview of the project to the Commission. The applicant, Marilyn Ponte gave a presentation with supplemental information and details regarding the project design change. The Commission reviewed the Staff Report and the proposed design change.

Following topics were discussed during the meeting:

- The proposed veneer brick material for the corner building.

**Motion/Action:** Motion was made by Commissioner Cherukuru, seconded by Commissioner Estes to recommend approval of the project design subject to the following conditions (7-0-0-0):

1. The corner building design must be revised and enhanced to create more visual interest. This enhancement can be done by implementing architectural treatments such as façade surface composition, building setbacks for upper floors, special corner treatment, and façade indentation.

**8.B. Project Title:** **1141 Main Street**  
**File No.(s):** **PLN2017-12945**  
**Location:** 1141 Main Street, an approximately 7,500 square foot parcel located on the east side of Main Street between Fremont Street and Benton Street, APN: 269-15-048; property is zoned Downtown Commercial (CD).  
**Applicant:** Perviz Tharani  
**Owner:** James Collins and Perviz Tharani  
**Request:** **Consideration of Rezoning** of Mills Act property from Downtown Commercial (CD) to Single Family Zoning district (R1-6L); **Design**

**Review for Variance** application to allow conversion of existing 300 square foot storage shed and 606 square foot 2-story carriage house into a 908 square foot 2-story accessory dwelling unit with an extended height of 23'-3" and an additional half bath.

**CEQA Determination:** Categorical exemption 15303 (e) New Construction or Conversion of Small structures; Categorically Exempt per CEQA Section 15331, Historical Resource Restoration/Rehabilitation.

**Project Planner:** Nimisha Agrawal, Assistant Planner I

**Staff Recommendation:** **Recommend Approval**, subject to conditions

**Notice:** The notice of public meeting for this item was posted within 500 feet of the site and was mailed to property owners within 300 feet.

**Discussion:** Ms. Agrawal provided an overview of the project to the Commission. The applicant Rob Mayer and owners Perviz Tharani and James Collins were present for the discussion. The Commission reviewed the proposal and the Secretary of Standard review report prepared by Archives and Architecture LLC. Two neighbors raised concerns about the project during the public comment period. The Commission advised owners to update their Mills Act Contract to include the Accessory Dwelling Unit.

**Motion/Action:** Motion was made by Commissioner Estes, seconded by Commissioner Cherukuru to recommend the findings that the relocation of the existing structure 5 feet in both direction would not diminish the historical significance of the property (7-0-0-0).

Motion was made by Commissioner Estes, seconded by Commissioner Mahan to recommend that the historic cladding (siding) of the structure be preserved (7-0-0-0).

Motion was made by Commissioner Cherukuru, seconded by Commissioner Estes to recommend the findings for approval of a variance to the Planning Commission with the understanding that it will not diminish the historical significance of the property (7-0-0-0).

Motion was made by Commissioner Cherukuru, seconded by Commissioner Mahan to recommend that the City Council approve the rezoning of the property from Downtown Commercial (CD) to Single Family Zoning district (R1-6L) as proposed; (7-0-0-0).

**8.C. File No.(s):** **PLN2017-12946**

**Location:** 2106 Agnew Road, a 7,414 square foot lot located midblock on Agnew Road between Fillmore Street and Cheeney Street; APN:104-12-198, property is zoned Single-Family (R1-6L).

**Applicant / Owner:** Weinong Lai

**Request:** **Design Review** for construction of an attached 640 square foot one bedroom, one bathroom accessory dwelling unit at the rear of the property of an existing 1,441 square foot three bedroom, 1.5 bathroom single family residence; remodel and 353 square foot addition of the existing first floor and new construction of a second-story 950 square foot addition resulting in a 2,744 square foot six bedroom, 3.5 bathroom single family residence; demolition of an existing two-car garage and new construction of a replacement 477 square foot two-car garage at the rear yard.

**CEQA Determination:** Categorically Exempt per CEQA Section 15303 – New Construction or Conversion of Small Structures

**Project Planner:** Anna McGill, Associate Planner

**Staff Recommendation:** **Recommend Referral to the Architectural Committee**

**Notice:** The notice of public meeting for this item was posted within 500 feet of the site and was mailed to property owners within 300 feet.

**Discussion:** Mrs. McGill provided an overview of the project to the Commission. The owner was present for the discussion. The Commission deliberated the proposed project and queried if the historic property was being used as residential, staff confirmed that it was. The Commission considered the impact of the project on the historic resource and determined that the project did not have a negative impact. No member of the public or neighbors spoke in favor or in opposition of the project during the public comment period.

**Motion/Action:** Motion was made by Commissioner Biagini, seconded by Commissioner Estes to recommend the findings that the proposal at 2106 Agnew Road does not negatively impact the historic resource at 2086 Agnew Road and to recommend referral to the Architectural Committee. (7-0-0-0).

<b>8.D. File No.(s):</b>	<b>PLN2015-11593</b>
<b>Location:</b>	1667 Jackson Street, a 9,375 square foot lot located midblock on Jackson Street between Reeve Street and Civic Center Drive. APN: 224-26-015; property is zoned Single-Family (R1-6L).
<b>Owner:</b>	Vi Vu
<b>Applicant</b>	Richard Hartman
<b>Request:</b>	<b>Design Review</b> of a property located within 200 ft. of an Historic Resource Inventory (HRI) property for a 1,432 square foot rear addition and an interior remodel of an existing 1,595 square foot two-story residence, in conjunction with a new 462 square foot detached garage and a new 1,158 square foot detached accessory unit in the rear of the subject property. The proposal also includes Zoning Administrator Modifications to increase the height of the new accessory unit, garage, and addition of the main house.
<b>CEQA Determination:</b>	Categorically Exempt per CEQA Section 15303 – New Construction or Conversion of Small Structures
<b>Project Planner:</b>	Steve Le, Assistant Planner I
<b>Staff Recommendation:</b>	<b>Recommend Approval</b> , subject to conditions

**Notice:** The notice of public meeting for this item was posted within 500 feet of the site and was mailed to property owners within 300 feet.

**Discussion:** Mr. Le provided an overview of the project to the Commission. The architect, Rick Hartman and the owner's son, Tim Vu were present for the discussion. The Commission deliberated the proposed project and queried the original features of the house and the modification requests. Three neighbors spoke in favor of the project, but brought up general concerns of the project during the public comment period. The general concerns include existing fence in the right-of-way, property line, overall height, privacy and historical shed. The Commission further discussed the historical context, architectural features, scale and mass of the building.

**Motion/Action:** Motion was made by Commissioner Cherukuru, seconded by Commissioner Estes that the Historical and Landmarks Commission consider the subject to be potentially eligible resource (7-0-0-0).

Motion was made by Commissioner Cherukuru, seconded by Commissioner Standifer to recommend approval of the addition as recommended by staff and include requirement to differentiate treatment and volume of the addition from the original building. (6-0-1-0, Mahan abstained).

Motion was made by Commissioner Cherukuru, seconded by Commissioner Leung to consider the existing shed as a contributing feature to the potentially historical resource and should be preserved through restoration, rehabilitation, or relocation (7-0-0-0).

## 9. OTHER BUSINESS

- 9.A. Commission Procedures and Staff Communications
  - i. Announcements/Other Items

- Appointment of one member of the Historical and Landmarks Commission to serve on the El Camino Real Specific Plan Community Advisory Committee (action required)
  - Commission approved to appoint Commissioner Biagini as the ECR CAC representative from the HLC (7-0-0-0).
- Review and Survey of Mills Act Contracts (verbal update)
  - None
- Monthly Report on HT properties: Residential reversions (verbal update)
  - None
- ii. **Report of the Liaison from the Community Development Department**
  - City Council and Planning Commission Actions (verbal update)
- iii. **Commission/ Board Liaison and Committee Reports**
  - Santa Clara Arts and Historic Consortium (Estes/Biagini as alternate)  
[Fourth Monday of each month at 7:15 p.m. - Headen-Inman House]
  - Historic Preservation Society of Santa Clara (Mahan/Leung as alternate)  
[Second Thursday of each month at 10:00 a.m. - Harris Lass Preserve]
  - Old Quad Residents Association (Leung/Johns as alternate)
  - Architectural Committee (Mahan / Johns as alternate)
  - Agnews Historic Cemetery Museum Committee (Standifer/Biagini as alternate)
  - BART/ High Speed Rail/ VTA BRT Committee (Johns/Cherukuru as alternate)
  - Zoning Ordinance Update (Johns/Biagini Alternate)
- iv. **Commission Activities**
  - Commissioner Travel and Training Reports
- v. **Upcoming Agenda Items**
  - Joint City Council/Commission dinner meeting – March 6, 2018
  - Procedure for Historical Designation – Ulistac Nature Preserve – TBD
  - Review of Street Name List – TBD
  - Commission Training – TBD (Lorie Garcia / Craig Mineweaser, AIA)

**10. ADJOURNMENT**

Adjourn. The next regular Historical and Landmarks Commission meeting will be held on Thursday, March 1, 2018, at 7:00 p.m. in the City Council Chambers.

PREPARED:   
 Yen Chen  
 Associate Planner

APPROVED:   
 Gloria Sciara, AICP  
 Development Review Officer

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