City of Santa Clara

HISTORICAL AND LANDMARKS COMMISSION MEETING MINUTES

Thursday, July 11, 2013 – 6:00 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. 8.A.: 985 Lewis Street**
- **Agenda Item No. 8.B.: 805 Jackson Street**

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present: Chair Brian Johns, Robert Luckinbill, Kris Motyka, Jeannie Mahan and Jerry McKee

Staff Present: Yen Chen, Associate Planner, and Debby Fernandez, Associate Planner

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 (requests for agenda items to be taken out of order) - None

6. ORAL PETITIONS/ANNOUNCEMENTS AND COMMUNICATIONS

- **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 May 2, 2013.

Motion/Action: It was moved by Commissioner Luckinbill, seconded by Commissioner Motyka and was carried (5-0-0-0) to approve the Minutes of May 2, 2013 meeting (5-0-0-0).

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

8. PUBLIC MEETNG ITEMS

8.A.	File No.(s):	**PLN2013-09755**
	Location:	985 Lewis Street, a 8,787 square foot parcel located at the northeast corner of Lewis Street and Washington Street, APN: 269-05-066. Property is zoned Single Family Residential (R1-6L).
	Applicant / Owner:	Salvatore Caruso
	Request:	Relocation and rehabilitation of a historic building for residential use in accordance with the conditions of approval for the SCU Art and Art History Building Project. The proposal includes a request to rezone the property from Single Family Residential (R1-6L) to Planned Development (PD).
	CEQA Determination:	Categorical Exemption per CEQA Section 15331
	Project Planner:	Debby Fernandez, Associate Planner
	Recommendation:	**Approve the relocation and rehabilitation of the historic building for residential use, subject to conditions**

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:
Debby Fernandez gave a brief presentation of the project. The Commission reviewed written comments from Craig Mineweaser, the Volunteer Architectural Advisor to HLC. The comments focused on the relationship of the house to the site. He suggested not changing the final Finished Floor elevation, to consider the use of California Historical Building Code (CHBC) for basement egress windows, and include preservation notes on the drawings. The applicant, Sal Caruso, stated that he can change the front grade of the house, will look into using the CHBC for the basement egress windows, and will add preservation notes to the drawings.

The public comment period was opened. Members of the public raised concerns that having two five-bedroom homes on the single lot would result in more demand for parking. The public also raised concerns over the density and that the proposal does not allow for sufficient parking. The public commented on the number of bedrooms and bathrooms, and stressed that the homes will be used for student housing with the possibility of two per bedroom with a total of 20 students. The neighbors noted that the commercial property to the north does not provide enough parking and that patrons therefore park in the residential neighborhood. The following residents commented on the project: Robert White, Randolf Jarrat, Lou Faria, Andrew Ratermann (written comments), and Charles Peterson. The public comment period was closed.

The Commission commented that the parking in front of the Victorian on Lewis Street is not appropriate and affects the streetscape and pattern on the street. They stated that this parking space should be relocated. The Commission discussed providing additional parking on the Washington Street side of the property. Mr. Caruso noted that he was open to the idea of removing the trees to widen the driveway to accommodate parking. Mr. Caruso stated that his family owns the property and will occupy the property. He noted that his properties are well maintained. He referred to an aerial photo provided by staff and noted that there is adequate parking in the neighborhood. Mr. Caruso noted that he is at the commercial property daily and there is adequate parking on the lot.

Motion/Action:
It was moved by Commissioner Motyka, seconded by Commissioner Luckinbill and was carried (5-0-0-0) to recommend approval of the project design, subject to the following conditions:
1) Slope the grade in the front yard to maintain the relationship of the house and site.
2) Consider the use of the California Historical Building Code and determine if the dimensions would allow the egress windows to be double-hung wood windows or casement windows.
3) New materials, window trim, siding should be called out to the same as existing and to match the profiles of the existing on the plans.

It was moved by Commissioner Motyka, seconded by Commissioner McKee and was carried (5-0-0-0) to recommend the removal of the parking space in front of Victorian on Lewis Street, and to allow for the removal of trees along the driveway on the Washington Street side of the house in order to accommodate additional parking.

8.B.	File No.(s):	**PLN2012-09526**
	Location:	805 Jackson Street, a 4,125 square foot parcel located at the northeastern corner of Jackson Street and Lexington Street, APN: 269-28-008. Property is zoned Single Family Residential (R1-6L). Applicant/Owner: Michael Gibson and Amy Gibson
	Request:	Mills Act contract approval and design review of habitable basement addition. The proposal includes a variance to allow no on-site parking.
	CEQA Determination:	Categorical Exemption per CEQA Section 15331 Project Planner: Steve Le, Planning Intern
	Recommendation:	**Recommend City Council approval to add the property at 805 Jackson Street to the City's Architecturally or Historically Significant Properties List and approval of a Historic Property Preservation Agreement (Mills Act Contact)**

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. The Commission reviewed written comments from Craig Mineweaser, the Volunteer Architectural Advisor to HLC. The recommendation is to lower the height, so that the relationship to the house to the site remains the same. In addition, the recommendation is to note on the drawings that all new materials, windows, window trim, siding and the like shall match existing material types and profiles. Mr. Gibson noted that an additional curb cut would take up a parking space on the street. He noted requirement for on-site parking would alter the relationship of the historical resource to its surroundings. Mr. Chen noted that the original finish floor elevation can be maintained and the reason for the increase in height is not caused by the requirement for a new foundation. Mr. Charles Brown, Architect, noted that the quality of view from within the interior space is enhanced with the increase in

height of 8 inches. The owner stated that many of the items on the proposed 10 year plan will be completed with the basement addition and exterior alterations. The public comment period was opened and closed with no public comment.

Motion/Action:
It was moved by Commissioner Luckinbill, seconded by Commissioner Motyka and was carried (5-0-0-0, Wilson and Hartung absent) to recommend approval of the basement addition and variance request for no-site parking.

It was moved by Commissioner Luckinbill, seconded by Commissioner McKee and was carried (5-0-0-0, Wilson and Hartung absent) to recommend approval to add this property to the City's Architecturally or Historically Significant Properties List.

It was moved by Commissioner Luckinbill, seconded by Commissioner McKee and was carried (5-0-0-0, Wilson and Hartung absent) to recommend approval of a Historic Property Preservation Agreement (Mills Act Contract) for this property.

It was moved by Commissioner Luckinbill, seconded by Commissioner Mahan and was carried (5-0-0-0, Wilson and Hartung absent) to recommend approval for a historic oval plaque for this property.

8.C.	File No.(s):	**PLN2013-09843**
	Address/APN:	3449 Mauricia Avenue, a 12,230 square foot parcel located at the intersection of Mauricia Avenue and Claremont Avenue, APN: 296-06-003. Property is zoned Single-Family Residential (R1-6L).
	Applicant/Owner:	Yong Teng
	Project:	**Design Review:** 915 square foot addition to the front and rear of the existing home along with interior remodel and exterior alterations to the existing architectural style.
	CEQA Determination:	Categorical Exemption per CEQA 15301
	Project Planner:	Yen Chen, Associate Planner
	Recommendation:	**Deny, refer for redesign**

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. The Commission reviewed written comments from Craig Mineweaser, the Volunteer Architectural Advisor to HLC. The owners stated why they chose the design and what they liked about the location. The public comment period was opened. James Rowen commented on the authority of the HLC and noted concerns over the tract adjacent to Park Court. The public comment period was closed.

Motion/Action:
It was moved by Commissioner Luckinbill, seconded by Commissioner McKee and was carried (5-0-0-0) to recommend denial and redesign of the project; strongly recommend historical survey type of research which would provide information for the design of the project; and the redesign can be reviewed by staff or the Architectural Committee. The Commission noted their decision is without prejudice and welcomed further review by the HLC as necessary.

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Request for ad-hoc committee for drafting preservation ordinance.

- Two Commissioners appointed by the Council or HLC Chair.
  (Motyka and Mahan / Luckinbill and McKee as Alternate)
- Two HLC advisors, Lorie Garcia and Craig Mineweaser, if they are so inclined.
- Two Planning Commissioners and Two City staff members.

- Monthly Report on HT properties: Residential reversions (verbal update)
  - None
- Review of Staff and Commission work items (verbal update)
- Office of Historic Preservation – eLearning Training (Yen Chen)
  - eLearning Training to be scheduled at the beginning of the meeting.
- Plaque Installations Status Report (verbal update)

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 / Wilson 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 / Johns as alternate)
- Architectural Committee (Mahan / Johns as alternate)
- Agnews Historic Cemetery Museum Committee (Wilson / Luckinbill as alternate)
- BART/ High Speed Rail Committee (Johns / McKee as alternate)
- Zoning Ordinance Update (Motyka / Wilson as Alternate)
- Preservation Ordinance Ad-hoc Committee (Motyka and Wilson / Luckinbill and McKee as alternate)

iv. Commission Activities

- Commissioner Travel and Training Reports

v. Upcoming Agenda Items

- Franklin Post Office Update (Lorie Garcia) – TBD
- Review of Street Name List – August 1, 2013
- Status on Updating General Plan Appendix of Historically Significant Properties – November 2013
- Annual report on matter of document retention – November 2013

10. ADJOURNMENT

The meeting was adjourned at 10:30 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, August 1, 2013 at 7:00 p.m.

Prepared by: Yen Chen
Yen Chen
Associate Planner

Approved: Gloria Sciara
Gloria Sciara, AICP
Development Review Officer

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