



City of Santa Clara
HISTORICAL AND LANDMARKS
COMMISSION MEETING MINUTES
Thursday, February 6, 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. 8.B.:** Rezoning from CT to PD - 1460 & 1476 Monroe Street, 1386 El Camino Real, and 1485 Madison Street

1. CALL TO ORDER

The meeting was called to order at 7:03 p.m.

2. ROLL CALL

Commissioners Present: Chair Brian Johns, Michael Hyams, Robert Luckinbill, Jeannie Mahan, and Kris Motyka

Commissioners Excused: Jerry McKee, and J.L. "Spike" Standifer

Staff Present: Yen Chen, Associate Planner, Shaun Lacey, Assistant Planner II (Item 8.A., 9.A.i.), and Payal Bagaht, Assistant Planner II (Item 8.B)

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 – 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.

- None

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

8. PUBLIC MEETING ITEMS

8.A.	File No.(s):	PLN2013-09691
	Location:	1593 Lexington Street, an 11,325 square foot parcel located at the northeast corner of Lexington Street and Lincoln Street (APN: 269-26-012). Property is zoned Medium-Density, Multiple-Family Residential (R3-36D).
	Applicant / Owner:	Fawzy Ismail
	Request:	Design Review of a new detached residential accessory unit and conversion of a basement to habitable living space
	CEQA Determination:	Categorical Exemption per CEQA Section 15303, New Construction
	Project Planner:	Shaun Lacey, AICP, Assistant Planner II
	Staff Recommendation:	Recommend Approval, 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:

Mr. Lacey gave a brief presentation of the project and responded to Commissioner questions. He noted that the applicant provided revised drawings per the direction of the Commission, and that the Commission's motion would be entertained by the Planning Commission at a future meeting. He also noted that the proposal was shared with Craig Mineweaser, AIA, the Volunteer Architectural Advisor to the HLC, and Lorie Garcia, Honorary City Historian, for consideration.

The public comment period was opened. Several members of the community noted concerns about the project, including the structural integrity of the existing house, substandard parking for the property, and the number of bedrooms proposed within the basement. The public comment period was closed.

The Commission discussed the proposal before them. Commissioner Mahan noted concerns about the potential number of bedrooms proposed, in that the impact would be detrimental to the historic value of the neighborhood. Commissioner Johns noted the proposal to raise the house to meet the basement height clearances was not compatible with preserving the historic integrity of the existing house. Commissioner Motyka noted that she did not believe that the request was compatible with the General Plan and that the project did not meet the Secretary of the Interior's Standards for Historic Preservation.

Motion/Action:

It was moved by Commissioner Motyka, seconded by Commissioner Hyams and was carried (5-0-0-2, McKee and Standifer absent) to recommend denial of the project, subject to the finding that the project was incompatible with nearby historic resources in the neighborhood.

8.B.	File No.(s):	PLN2013-09113
	Location:	1460 & 1476 Monroe Street, 1386 El Camino Real, and 1485 Madison Street, six parcels totaling 29,185 square foot site located between the block of Monroe and Madison Street fronting El Camino Real; APN(s): 269-03-067, -068, -075, -142, -143, & -147; property is zoned Thoroughfare Commercial (CT)
	Applicant / Owner:	SiliconSage Builders
	Request:	Design Review of a mixed use four story building with 5,100 square foot retail and 1,370 square foot first floor office and three floors of one, two, and three bedroom condominium units above. 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

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

Discussion:

Ms. Bagaht gave a brief presentation of the project. Mr. Erik Schoennauer introduced the project design. Lorie Garcia, Honorary City Historian submitted written comments on the association with significant events and persons important to the history of Santa Clara for the property. She also noted in her comments that the historical and architectural evaluation needs to be re-written to correct inaccuracies. Mr. Schoennauer responded to Commission concerns on the parking. He noted that the homeowners association and CC&R's will restrict the parking between the commercial and residential uses.

The public comment period was opened. Eliza Thompson noted concerns over shadowing over from the project and adequacy of parking. Sarah Doty noted concerns over construction hours and noise, asbestos and lead paint abatement. Judy Tucker noted concerns over the overall height of the building. She commented that with more than 2 persons per bedroom there is not adequate parking. Randy Jurrat commented that 4 stories is not appropriate for this section of the El Camino Real. He noted the project does not fit in with the Old Quad area. Kevin Moore noted his support for the project and commented the project will clean up the area. He noted in the past the Old Quad Task Force was looking at Mission Style architecture for this segment of the El Camino Real. The public comment period was closed.

Mr. Schoennauer discussed the availability of parking on each level of the garage and commented that there are eleven extra tandem spaces. Shannon George from David J. Powers & Associates, Inc. noted that over time the property has been modified resulting in the loss of integrity. She noted that MBA Architects reviewed the existing conditions and that Marvin Bamburg, AIA has over 35 years experience in historic preservation architecture.

The Commission discussed the need to update and correct the historical and architectural survey. The Commission noted that building no longer has integrity, and inquired whether the

building can be relocated instead of being demolished. The Commission commented that the structure is part of Santa Clara past and should be saved.

Motion/Action:

It was moved by Commissioner Luckinbill, seconded by Commissioner Motyka and was carried (5-0-0-2, McKee and Standifer absent) to recommend approval of the project, subject to the following:

- 1) The applicant shall make the existing house at 1460 Monroe Street available for relocation with no option for demolition;
- 2) Provide an updated historical and architectural survey (DPR); and
- 3) The applicant is to provide the "EPA Renovation, Repair and Painting Rule" for lead paint to the job site contractor.

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Historical Evaluation for 166 Saratoga Avenue (PLN2013-10111)
- Mr. Lacey noted that the intent of the referral is to introduce the scope of work and the historical assessment for the property to the Commission. The Commission noted discrepancy on the age of the structures and ask for clarity on when the structure was relocated to the site.
- Monthly Report on HT properties: Residential reversions (verbal update)
- None.
- Office of Historic Preservation – eLearning Training (Yen Chen)
- Mr. Chen informed the Commission that future eLearning will occur at the end of the meetings as time permits. A number of Preservation Ordinance Ad-hoc Committee meetings are now scheduled for the time slot before regular HLC meetings.

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

- City Council and Planning Commission Actions (verbal update)
- Mr. Chen gave a brief overview of items before the City Council and Planning Commission.
- Ms. Sarah Doty commented that the Planning staff misrepresents HLC position at the Planning Commission Meeting. She recommends that the HLC members attend the Planning Commission meeting when 1593 Lexington Street is on the agenda.

iii. Commission/Board Liaison and 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]
- Commissioner Mahan reported on the spring time preparations and maintenance of the gardens. The organization is seeing assistance from the City to redo the orchard. She noted that \$1200 was provided by the Historic Home Tour proceeds for the repair of the barn.
- Old Quad Residents Association (Motyka / Hyams as alternate)
- Commissioner Motyka reported that the Association is re-energized. Approximately 65 to 70 people attended the February 5th meeting. The meeting facility was provided by SCU. People in attendance donated funds to the organization and many sign up to be members and paid dues.
- Mr. Chen requested contact information for the organization be updated once officers have been seated.
- Mr. Lou Faria noted agendas and mailings to the Old Quad Residents Association should be sent to P.O. Box 1241, Santa Clara, CA 95052.

- Commissioner Johns noted that agendas are posted on the City's website the Friday before the HLC meeting.
- 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)
- Mr. Chen reported the City has issued an RFP for outside consultant assistance on the ordinance update.
- Preservation Ordinance Ad-hoc Committee (Motyka and Mahan / Luckinbill and McKee as alternate)
- Commissioner Mahan noted that Committee is using the County ordinance as a base. Commissioner Motyka noted there is a proposal to have a working meeting City Council, and that staff resources will be available to assist the Committees work.
- Sesquicentennial Railroad Depot Celebration (Mahan / Johns as alternate)
- Commissioner Mahan thanked everyone for attending and manning the table.

iv. Commission Activities

- Commissioner Travel and Training Reports
- California Preservation Annual Conference will be discussed next meeting. The conference will be held at the Asilomar conference Grounds, Pacific Grove, April 22 thru 25.

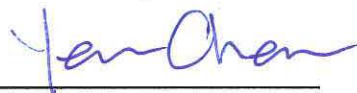
v. Upcoming Agenda Items

- Technical Review of Resources for Maywood Tract – March 2014
- Annual report on matter of document retention – December 2014
- Tour of the City's Mackay neighborhoods – TBD
- Franklin Post Office Update (Lorie Garcia) – TBD
- Review of Street Name List (Lorie Garcia) – TBD
- Office of Historic Preservation – eLearning Training (Yen Chen) – TBD

10. ADJOURNMENT

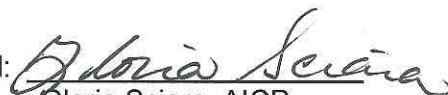
The meeting was adjourned at 9:49 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, March 6, 2014 at 7:00 p.m. in the City Council Chambers.

Prepared by:



Yen Chen
Associate Planner

Approved:



Gloria Sciara, AICP
Development Review Officer

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