



City of Santa Clara

HISTORICAL AND LANDMARKS COMMISSION MEETING MINUTES

Thursday, December 5, 2013 – 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:

- None

1. CALL TO ORDER

The meeting was called to order at 7:05 p.m.

2. ROLL CALL

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

Staff Present: Yen Chen, Associate Planner, Shaun Lacey, Assistant Planner II (Item 8.A.)

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

- Mr. James Rowen noted inappropriate comments made before the City Council was brought to the attention of the staff to the Human Relations Commission. Mr. Rowen stated that he will keep the Commission informed, since the item discussed was associated with a past item before the HLC.

Chen reviewed the criteria for basement additions, and requirements for single family home with an accessory unit. The Commission noted that it appears the advisors recommendations did not reflect the fact that the front of the house was not being altered. Mr. Ismail explained how the house was being elevated and that the siding materials would be extended to match existing.

The public comment period was opened. James Rowen requested access to the written comments and materials submitted during the meeting. He also commented that a use of wet bar in the basement is not uncommon and one exists in the ex mayor's residence. Judy Tucker noted concerns over the clean up of the yard. She requested that the cleanup and landscaping be completed prior to occupancy. Ms. Tucker requested that the dimensions on site plan be checked for accuracy. She requested that applicant be required to install a fence along the property line. She also noted that the rear porch between the accessory unit be allowed to be enclosed or relocated to the back side of the unit. Sara Doty commented that Mr. Ismail was the contractor on 1091 Harrison Street and questioned his qualifications to do work on this residence. She noted concerns over the work done without permits. Ms. Doty noted that raising the house is not consistent with the Secretary of Interior Standards. The public comment period was closed.

Mr. Ismail noted that he was not the contractor at 1091 Harrison Street project. Commissioner Johns suggested that the chain link fence be replaced with a more historical appropriate design. Commissioner Mahan noted that the condition at the site has not improved. She suggested that it would be a good idea to show good faith by cleaning up the site. Mr. Ismail, owner addressed the Commission and noted his willingness to work with the Commission as well as the neighbors on the design.

The Commission discussed the need to review the historic aspects of this structure. Commissioner Mahan noted concerns over the changes to the entire roof line. Commissioner Johns noted the project is unique as a basement project. He noted that the applicant is proposing to use the existing basement floor, thus raising the house to meet the height clearances. Commissioner Johns noted the request is to preserve the stone work and to raise the back three quarters of the house to accommodate the basement addition.

Motion/Action:

It was moved by Commissioner Luckinbill, seconded by Commissioner Motyka and was carried (7-0-0-0) to continue the project, subject to clarifying architectural details on the drawings and obtaining input from the Honorary City Historian and Volunteer Architectural Advisor on the Historical Integrity of the proposed project.

8.B.	File No.(s):	PLN2013-10082
	Location:	1255 Monroe Street, a 7,663 square foot parcel located on the east side of Monroe Street, approximately 100 feet south of Harrison Street (APN: 269-15-076). Property is zoned Single Family Residential (R1-6L).
	Applicant / Owner:	Sears Home Improvement / Laura Vega
	Request:	Design Review of the proposed addition of horizontal exterior vinyl siding to the house on a property located within 100 feet of historic resources.
	CEQA Determination:	Categorical Exemption per CEQA Section 15301, Existing Facilities
	Project Planner:	Jeff Schwilk, AICP, Associate Planner
	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.

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Draft CLG Annual Report 2012-2013 covers period October 1, 2012 thru September 30, 2013 – Due 12/31/2013
 - Mr. Chen noted the report is due 12/31/2013. Commissioners are requested to review dates and duration of training completed during the reporting period.
 - It was moved by Commissioner Luckinbill, seconded by Commissioner Motyka and was carried (7-0-0-0) to approve the Draft CLG Annual Report with the addition of Training Received and addition of information on the Preservation Month activities.
- Election of Commission Officers
 - It was moved by Commissioner Motyka, seconded by Commissioner Mahan and was carried (7-0-0-0) to approve Commissioner Johns as Chair and Commissioner Luckinbill as Vice-Chair
 - Mr. Chen provided an overview on the current Commission/Board Liaison assignments. The Commission approved assignments are noted under Agenda Item 9.A.iii.
- Update to the Historic Preservation and Resource Inventory, and Heritage Tree Inventory (General Plan 8.9 & 8.10)
 - Mr. Chen informed the Commission that the General Plan will be updated.
- Update on 1091 Harrison Street (verbal update)
 - Mr. Chen noted that the SC Weekly had two articles on the property. The Commission requested copies of the articles.
- Monthly Report on HT properties: Residential reversions (verbal update)
 - None.
- Annual report on matter of document retention (verbal update)
 - No items to report.

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.

iii. Commission/Board Liaison and Committee Reports

- It was moved by Commissioner Luckinbill, seconded by Commissioner Motyka and was carried (7-0-0-0) to approve the following Commission/Board Liaison assignments:
- 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)
- Sesquicentennial Railroad Depot Celebration (Mahan / Johns as alternate)

iv. Commission Activities

- Commissioner Travel and Training Reports

v. Upcoming Agenda Items

- The Commission requested a report on Morse Mansion and Zoning Ordinance Update.
- Tour of the City's Mackay neighborhoods – February 2014