



City of Santa Clara
**HISTORICAL AND LANDMARKS
COMMISSION MEETING MINUTES**

Thursday, May 1, 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 (Rezone)**

1. CALL TO ORDER

The meeting was called to order at 7:07 p.m.

2. ROLL CALL

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

Commissioner Excused: Jerry McKee

Staff Present: Yen Chen, Associate Planner, Shaun Lacey, AICP, 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 – Agenda items 7.B. and 7.C. moved to follow Item 8.D.

6. ORAL PETITIONS/ANNOUNCEMENTS AND COMMUNICATIONS

- Judy Tucker passed out letter from Donald Soukop in reference to his Victorian at Benton and Madison. She noted that Mr. Soukop was asked to change the triplex into a duplex. She noted Mr. Soukop would prefer to rent to families at below market than to change to student housing with the reduction in units.
- Sarah Doty asked whether there will be a final historic review of 1091 Harrison Street before the HLC. Mr. Chen noted that the Preservation Plan is part of the building plans. He noted that the Planning Division and Building Inspection will be responsible for the final historic review. Ms. Doty requested that Craig Mineweaser, HLC Advisor, be included in the historic review process.
- Lou Faria noted that neighborhood concern over Mr. Soukop's property. Mr. Faria commented that many of the historic features required on the Plans for 1091 Harrison Street have not been installed. Mr. Faria noted that the neighborhood is concerned over the Netos property, specifically over the height, lack of parking, density of the project and impact to surrounding historic properties. He noted that the neighborhood did not look upon the project favorably as reported by Planning staff. Mr. Faria noted that Historic booklets are nice handouts for those moving into the neighborhood and asked the Commission to allocate funds to reprint this resource.

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 FY 2014-15 Commission Budget

Mr. Chen gave a brief overview of the proposed budget. He referred to the 2014-2015 Budget Memo from Director of Finance/Assistant City Manager.

Motion/Action: It was moved by Commissioner Motyka seconded by Commissioner Luckinbill and was carried (6-0-1-0, McKee absent), to approved FY 2014-15 Commission Budget.

7.B. Approval of Historical and Landmarks Commission Minutes for the meeting of March 6, 2014.

7.C. Approval of Historical and Landmarks Commission Minutes for the meeting of April 3, 2014.

Motion/Action: It was moved by Commissioner Johns seconded by Commissioner Mahan and was carried (6-0-1-0, McKee absent), to move the review of minutes to next meeting.

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

PUBLIC MEETNG ITEMS

- 8.A. 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
Staff Recommendation: 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. The applicant was then called up to speak on the item and requested that the Commission arrive at a conclusion for the project so that the development review process may continue.

Chair Johns opened the item for public comments. Members of the Vista del Lago Homeowners' Association requested that the property be retained as a historic orchard and provided presentations pertaining to the history of the site. The presentations included information pre-dating the Boyto family's ownership of the site and detailed the agricultural heritage associated with the property. Other residents living near the property noted concerns about the project, including the loss of the remnant orchard as a resource to the neighborhood and the surrounding community. A descendant of the Shartzter family, who owned the land prior to the Boyto family, noted that the parcel had sentimental value given that it was the last remaining parcel of the original tract of land owned by his ancestors. A descendant of the Boyto family also spoke about the property, adding that the older house on the site was moved to the location from San Jose, but that the farm owned by her ancestors had little relevance in guiding the City's growth and development over the years. Chair Johns then closed the item for public comments.

The Commission discussed the proposal before them. Commissioners Motyka, Mahan and Standifer felt that the property qualified for local historical significance and should be preserved based on the testimony presented by the public, as it represented a link to the City's agricultural heritage. Commissioner Mahan added that there may be an opportunity to find a compromise between preserving portions of the remnant orchard and redeveloping the site. Commissioners Motyka and Hyams noted that although the older house on the property was not original to the site, efforts should be made to move it to an alternative location or to salvage it. In response to the Commission's comments, the applicant offered to consider moving the house to an off-site location but was not comfortable with a significant redesign to the site. Commissioner Luckinbill stated that he could make the findings that the property is ineligible for historic listing and could also support the project based on the historical evaluation conducted on the property.

Motion/Action:

It was moved by Commissioner Luckinbill seconded by Commissioner Mahan and was carried (5-1-1-0, Standifer dissenting, McKee absent), to approve the project, with a recommendation to provide as much preserved open space as possible.

It was moved by Commissioner Luckinbill seconded by Commissioner Hyams and was carried (5-0-1-1, McKee absent, Standifer abstaining), to name the driveway access to the site after the Shartzter and Boyto family.

It was moved by Commissioner Motyka seconded by Commissioner Luckinbill and was carried (6-0-1-0, McKee absent), that prior to final inspection, the applicant reconvene with the Historical & Landmarks Commission to review identifier proposals throughout the property to memorialize the agricultural heritage of the property.

It was moved by Commissioner Standifer seconded by Commissioner Motyka and was carried (3-2-1-1, Luckinbill and Hyams dissenting, McKee absent, Johns abstaining), to declare the property historically-significant in a local context.

8B. File No.(s): **PLN2014-10346**
Location: 500 El Camino Real, Nobili Residence Hall located between Homestead Road and Lexington Street on the Santa Clara University campus (APN: 269-23-073); Project site is zoned Public/Quasi-Public
Applicant: Joe Sugg, Santa Clara University
Owner: Santa Clara University
Request: **Design Review of structural repairs to arcade columns**
CEQA Determination: Categorically Exempt per CEQA Section 15331, Historical Resource Restoration Rehabilitation
Project Planner: Debby Fernandez, 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.

Discussion:

Mr. Chen gave a brief presentation of the project. He noted that this project is to repair unreinforced columns. Mr. Joe Sugg from Santa Clara University was present to answer questions. Mr. Chen noted that the University has done a good job to document the repair and replacement materials. No comments were received from the public during public comment period.

Motion/Action:

It was moved by Commissioner Luckinbill seconded by Commissioner Hyams and was carried (6-0-1-0, McKee absent), to approve the project, subject to the following conditions:

1. Retain a geotechnical engineer to determine the nature and suitability of the underlying soils to support the arcade. This will require soil borings and determinations by the engineer as to the type of foundations that will be appropriate for construction.
2. Replace walkway with new slabs on grade where settlement has created cracks and offsets.
3. Implement the adopted Cultural Resources Treatment Plan for Santa Clara University during excavation, grading and ground disturbance activities.

8C. File No.(s): **PLN2014-10267**
Location: 500 El Camino Real, Dunne Residence Hall located at the northeast corner of Market Street and Lafayette Street of the Santa Clara University campus (APN: 269-38-110). Project site is zoned Public/Quasi-Public
Applicant: Joe Sugg, Santa Clara University
Owner: Santa Clara University
Request: Design Review for installation of solar shade awnings on all exterior windows of the Dunne Residence Hall facing Market Street and Lafayette Street
CEQA Determination: Categorically Exempt per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: Recommend Approval

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. He noted the proposal is to install solar shade awnings on the exterior windows facing Market Street and Lafayette Street. The applicant commented that the shade panels are painted blades and will not cause glare impacts. No comments were received from the public during public comment period.

Motion/Action:

It was moved by Commissioner Motyka seconded by Commissioner Luckinbill and was carried (6-0-1-0, McKee absent), to approve the project.

8D. File No.(s):	PLN2014-10283
Location:	788 Jackson Street, a 7,015 square foot parcel near the corner of Lexington Street and Jackson Street; (APN:269-26-096); Project site is zoned Single Family (R1-6L)
Applicant:	David Perng
Owner:	Lisa Liang
Request:	Design Review of a 129 square foot rear addition to add a third bedroom and one bathroom.
CEQA Determination:	Categorically Exempt per CEQA Section 15301, Existing Facilities
Project Planner:	Steve Le, Planning Intern
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. Chen noted that the applicant was going to be present, but did not see Ms. Liang in the audience. He gave a brief history of past request and approvals. He presented the proposed project. The addition is located at the back of the building with Hardie siding and is not visible from the public right-of-way. Mr. Chen noted that the applicant felt that the addition did not warrant an updated DPR. A letter was received from adjacent property owner noting concern over location of property line. Mr. Chen noted that the proposed addition is not affected by the boundary dispute.

The Commission discussed the need to update the DPR. Commissioner Motyka noted that it has been 5 years since the Historic Survey and Evaluation was requested. She commented that time and cost is not a valid reason for not providing an updated DPR. Commissioner Mahan questioned whether the proposal would have an effect on the historic integrity. The Commission discussed the rear addition and design.

Commission Motyka recalled the high interest from the neighborhood on past requests at this site. Commissioner Johns noted that the project is a totally different project from that of the past. Mr. Chen noted that a petition was circulated on the 1½ story barn proposal. He noted this was not distributed to the Commission as it was not relevant to the proposed project.

Mr. Chen reviewed the parking requirements with the Commission and noted the parking meets the two covered parking spaces and one space for the accessory unit. No comments were received from the public during public comment period. Mr. Chen noted that the project will be referred to the Architectural Committee for consideration.

Motion/Action:

It was moved by Commissioner Johns seconded by Commissioner Luckinbill and was carried (5-1-0-1, Motyka dissenting, McKee absent), to approve the project, subject 5 ½ inch wood trim for the window.

8. OTHER BUSINESS**9.A. Commission Procedures and Staff Communications****i. Announcements/Other Items**

- 2014-2015 Budget Memo From Director of Finance/Assistant City Manager
- Status Update on 2325 Park Avenue – (verbal update)
 - Correspondence from Joe Hastings
 - Mr. Chen gave an update and noted that this matter was brought before the City Council.
- National Historic Preservation Month Activities, May 2014
 - Activities, Display Case, Walking Tour, Advertisement
 - Mr. Chen distributed a copy of the Mayor's Proclamation.
 - It was moved by Commissioner Luckinbill seconded by Commissioner Mahan and was carried (6-0-0-1, McKee absent), to spend up to \$800 on the promotion in the Weekly for the walking tour.
- Monthly Report on HT properties: Residential reversions (verbal update)
 - Commission asked for a status update on Mr. Soukop property and requested that it be added to the next HLC agenda.
- Reappointments to the HLC
 - Brian Johns term ending June 30, 2018
 - Regina "Jeannie" Mahan term ending June 30, 2018
- Neighborhood Preservation Ordinance Ad-hoc Committee
 - City Council requested that HLC appoint a member to Ad-hoc Committee
 - It was moved by Commissioner Luckinbill seconded by Commissioner Motyka and was carried (6-0-1-0, McKee absent), to appoint Johns to the Ad-hoc Committee with Standifer as alternate.

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]
 - Orchard project is still in the works
- Old Quad Residents Association (Motyka / Hyams as alternate)
 - Selected Officers and Board of Directors
- 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)
- Neighborhood Preservation Ordinance Ad-hoc Committee (Johns / Standifer as alternate)

iv. Commission Activities

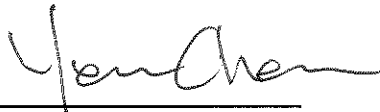
- Commissioner Travel and Training Reports
 - California Preservation Conference, April 22nd thru 25th (verbal update)
 - Commissioner Johns and Standifer provided an update on the Preservation Conference training sessions.

v. Upcoming Agenda Items

- Preservation Month Activities Update – June 2014
- Technical Review of Resources for Maywood Tract – June 2014
- Office of Historic Preservation – eLearning Training (Yen Chen) – July 2014
- Franklin Post Office Update (Lorie Garcia) – TBD
- Review of Street Name List (Lorie Garcia) – TBD
- Tour of the City's Mackay neighborhoods (Yen Chen) - TBD

9. ADJOURNMENT

The meeting was adjourned at 10:33 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, June 5, 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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