



City of Santa Clara  
**HISTORICAL AND LANDMARKS  
COMMISSION MEETING MINUTES**  
Thursday, September 4, 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.A.:** General Plan Amendment from Community Mixed Use to Regional Mixed Use, Rezoning from CC-Community Commercial and OG-General Office to PD-Planned Development – 1313 Franklin Street

**1. CALL TO ORDER**

The meeting was called to order at 7:06p.m.

**2. ROLL CALL**

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

Commissioners Excused: Jerry Mckee

Staff Present: Yen Chen, Associate Planner and Payal Bhagat, Assistant Planner II

**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.

- Agenda Item 7.D. and 7.E. was moved to end of Consent Calendar for discussion.

**7.A.** Approval of Historical and Landmarks Commission Minutes for the meeting of June 5, 2014.

**Motion/Action:** Motion was made by Luckinbill, seconded by Mahan to approve the Minutes of January 9, 2014. (4-0-1-1, McKee absent, Luckinbill abstained)

**7.B.** Approval of Historical and Landmarks Commission Minutes for the meeting of July 10, 2014.

**Motion/Action:** Motion was made by Luckinbill, seconded by Johns to approve the Minutes of January 9, 2014. (5-0-1-0, McKee absent)

**7.C.** Approval of Historical and Landmarks Commission Minutes for the meeting of August 7, 2014.

**Motion/Action:** Motion was made by Luckinbill, seconded by Johns to approve the Minutes of August 7, 2014. (5-0-1-0, McKee absent)

<b>7.D.</b> File No.(s):	<b>PLN2014-10463</b>
Location:	1464 Franklin Street, a 10,840 square foot lot located on the south side of Franklin Street approximately 75 feet east of Main Street (APN: 269-20-053). Project site is zoned R1-6L (Single Family Residential).
Applicant/Owner:	Juvenal Silveira
Request:	<b>Design Review</b> of a proposed detached accessory dwelling unit and three-car garage
CEQA Determination:	Categorically Exempt per CEQA Section 15303, New construction of small structures
Project Planner:	Jeff Schwilk, AICP, Associate Planner
Staff Recommendation:	Recommend Approval, subject to conditions

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

**Discussion:** Commissioner Johns requested that the applicant update the older the Historical Survey and Evaluation Report (DPR 525). No comments were received during public comment period.

**Motion/Action:**

Motion was made by Luckinbill, seconded by Johns to recommend approval of the project, (5-0-1-0, McKee absent), subject to updating the Historical Survey and Evaluation Report (DPR 525).

**7.E. File No.(s):** **PLN2014-10533**  
**Location:** 1124 Washington Street, a 17,050 square foot lot located on the west side of Washington Street approximately 80 feet north of Benton Street (APN: 269-15-053). Project site is zoned R3-36D (Medium Density Residential).  
**Applicant/Owner:** Scott Kamen  
**Request:** **Design Review** of the proposed roof replacement for three buildings in an existing five-building apartment complex  
**CEQA Determination:** Categorically Exempt per CEQA Section 15301, Repair and Maintenance of existing structures  
**Project Planner:** Jeff Schwilk, AICP, Associate Planner  
**Staff Recommendation:** Recommend Approval, subject to conditions

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

**Discussion:** Commissioner Mahan note concern with the tree limbs overhanging the roof. The owner noted he was willing to perform tree maintenance in conjunction with the roofing project. No comments were received during public comment period.

**Motion/Action:**

Motion was made by Luckinbill, seconded by Mahan to recommend approval of the project (5-0-1-0, McKee absent), subject to the maintenance of the trees at the rear of the property.

**7.F. File No.(s):** **PLN2014-10535**  
**Location:** 1582 Jackson Street, a 5,249 square foot lot located on the west side of Jackson Street approximately 190 feet north of El Camino Real (APN: 269-26-070). Project is zoned R1-6L (Single Family Residential).  
**Applicant/Owner:** Mary Chen / Shu-Ping Chen  
**Request:** **Design Review** of the proposed remodel to existing single family home, includes removal and replacement of existing stairs and railings at front and rear of the property and conversion of basement back to storage space  
**CEQA Determination:** Categorically Exempt per CEQA Section 15301, Repair and Maintenance of existing structures  
**Project Planner:** Shaun Lacey, AICP, Assistant Planner II  
**Staff Recommendation:** Recommend Approval, subject to conditions

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

**Motion/Action:** Motion was made by Luckinbill, seconded by Mahan to recommend approve the project. (5-0-1-0, McKee absent)

**7.G. File No.(s):** **PLN2014-10539**  
**Location:** 2355 Park Avenue, approximately 12,700 square foot lot located on the southwest corner of Park Avenue and Hilmar Street (APN: 269-50-050). Project site is zoned R1-6L (Single Family Residential).  
**Applicant/Owner:** Josephine Moore  
**Request:** **Design Review** of a roof replacement from wood shingle to a 50 year dimensional composition asphalt shingle product on a single family home

CEQA Determination: Categorically Exempt per CEQA Section 15301, Repair and Maintenance of existing structures  
Project Planner: Yen Chen, Associate Planner  
Staff Recommendation: Recommend Approval, subject to conditions

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

**Motion/Action:** Motion was made by Luckinbill, seconded by Mahan to approve the project. (5-0-1-0, McKee absent)

**7.H.** File No.(s): **PLN2014-10590**  
Location: 904 Madison Street, a 3,952 square foot lot located at the northwest corner of Madison Street and Homestead Road (APN: 269-20-042). Project site is zoned OG (General Office).  
Applicant/Owner: David Huboi / Rosemary Anders  
Request: **Design Review** of a proposed renovation and repair of a single family residence, project proposes to refurbish and repair facia, trim and siding at rear of residence, remove and replace two exterior doors  
CEQA Determination: Categorically Exempt per CEQA Section 15331, Historical Resource Restoration Rehabilitation  
Project Planner: Yen Chen, Associate Planner  
Staff Recommendation: Recommend Approval, subject to conditions

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

**Motion/Action:** Motion was made by Luckinbill, seconded by Mahan to approve the project. (5-0-1-0, McKee absent)

**7.I.** File No.(s): **PLN2014-10589**  
Location: 1820 Bellomy Street, approximately 12,000 square foot lot located at the northwest corner of Bellomy Street and Winchester Boulevard (APN: 269-39-121). Project site is zoned CC (Community Commercial).  
Applicant/Owner: Doug Baldanzi  
Request: **Design Review** of window and door replacements to an existing office building, includes storage shed addition  
CEQA Determination: Categorically Exempt per CEQA Section 15301, Repair and Maintenance of existing structures  
Project Planner: Shaun Lacey, AICP, Assistant Planner II  
Staff Recommendation: Recommend Approval, subject to conditions

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

**Motion/Action:** Motion was made by Luckinbill, seconded by Mahan to approve the project. (5-0-1-0, McKee absent)

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

## 8. PUBLIC MEETING ITEMS

### 8.A. File No.(s):

PLN2014-10542 (General Plan Amendment #81), PLN2012-09351 (Rezoning), PLN2013-10106 (Tentative Subdivision Map), and CEQ2014-01176 (Mitigated Negative Declaration)

Location: 1313 Franklin Street, 1092 Monroe Street, and 1350 Benton Street, three parcels totaling 1.04 acre project site located on the west side of Monroe Street, and 1350 Benton Street between Franklin Street and Benton Street. (APN(s): 269-20-076, -077, -078). Properties are zoned CC-Community Commercial and OG-General Office.

Applicant/Owner: SiliconSage TM Builders

Request: **Design and Mitigated Negative Declaration review** to allow the construction of mixed-use project with approximately 14,500 square foot ground floor retail and up to 44 market-rate condominium units. 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. Bhagat introduced the project and noted comment letters were received on the Mitigated Negative Declaration. The Commission also reviewed comments from Lorie Garcia, Honorary City Historian's comments which were included in the comment letters. The City's response to comments on the MND were distributed to the Commission and made available for public review. In response to an earlier inquiry by Chair Johns, Ms. Bhagat noted a correction to the MND with regards to potable water use. The correction will reflect 100 gallons per day per unit of water use making the portable water requirement at 4,400 gallons per day.

The applicant then made a detailed presentation on the design concept for the project. The applicant noted special attention was made to limit the impact to the historical resources and residents to the west of the project site. It was explained by the applicant that the project was design so that no private patios looked into the neighboring residential properties which allows for increased privacy and limits the shadow effects. The applicant also noted that the project design took into considerations General Plan Transition and Historic Preservation policies to respect the scale and character of the Old Quad. The applicant reviewed the exterior fenestration details and the use of similar material palette as that of the surrounding neighborhood including the use of urban storefronts, railings, brackets, and cornice and window details. The applicant discussed the pedestrian connections, streetscape and site design.

Chair Johns opened the item for public comments. Members of the public noted the willingness of the developer to work with and meet with the community groups such as the Old Quad Resident Association and address concerns, collaborate with neighborhood. The reduction in mass and density from the original design was noted as an improvement to the project. Residents that spoke noted that not all items suggested or recommended were incorporated into the project. Residents noted that a summary of a survey of the neighborhood on the project proposal was not included for review and considerations by the Commission. Several residents spoke in opposition to the project requesting an extension on the comment and review period for the MND. They noted inconsistency in the noticing for the project and that many on the interest list from the community meetings were not noticed. Other comments included

statements on impacts on the neighborhood due to increased traffic, lack of sufficient parking spaces, exiting of the vehicles from the project on to Franklin Street, impacts to the historic properties adjacent to the project site, proposed tandem parking spaces, too big in scale and mass. Additional comments included request for no trash cans along Franklin Street, and appropriately scaled windows, walkable and pedestrian environment, inclusion of enough commercial space, providing opportunity for relocation of local business and impacts to values of surrounding properties. The Old Quad Residents Association representatives also noted the positive of having the developer commit to a LEED Gold for the project which was a real positive for the City. Chair Johns then closed the item for public comments.

The Commission deliberated on the merits of continuing the item and extending the comment and review period. Ms. Bhagat also explained that noticing for the project was done on August 22, 2014 and that people who were on the interested parties list and own properties within 500 foot radius of the project site should have received the notice for the hearing and the Notice of Availability for the environmental document. Shannon George from David J. Powers, City's Environmental Consultant, addressed comments made on the environmental document. She clarified that the Initial Study process does not require inclusion of public comments made during a community outreach meeting. She noted that public review and consultation period on the MND is for a minimum of 20 days or for 30 days if a state agency review is required. The applicant addressed the Commission offering a copy of the neighborhood survey be part of the record. The applicant noted that additional public comment can be provided through the remainder of the process, including the Planning Commission, City Council and the Architectural Committee.

The Commission had a lengthy discussion on Mission Revival style architecture, balcony access to the people from the fourth story to the flat roof, and, exterior material proposed. The Commissioners noted concerns with respect to massing and scale. They appreciated the proposed architectural style because it was differentiated, but the Commission felt that individual buildings were designed in a modern style.

Volunteer Architectural Advisor Craig Mineweasear suggested that the scale of the windows and detailing looked massive, and inconsistent with the historical small scale buildings currently existing in the Old Quad. The Commission further discussed issues of massing, height, historically consistent window details, and softening of the project. The Commission noted that there were five blocks of predominantly two stories properties on Benton Street and therefore the project should be allowed to be only three stories in height.

**Motion/Action:**

Motion was made by Luckinbill, seconded by Mahan to approve the project, (4-0-1-1, McKee absent), subject to the fourth story being setback from the face of the building along Benton Street by a minimum of 15 feet and the architectural detail of the project be scaled down to make it consistent with the historical context, and that the neighborhood survey be added to the public record for the project.

**9. OTHER BUSINESS**

**9.A. Commission Procedures and Staff Communications**

**i. Announcements/Other Items**

- Correspondence received for HLC
  - Lara Ruffolo inquired via email asked if an Eichler neighborhood, specifically the Pomeroy Green and Pomeroy West qualify as an historical landmark.
- Monthly Report on HT properties: Residential reversions (verbal update)
  - None
- Commission/Board Liaison Assignments
  - Commission requested that Planning Commission agendas be provided to them to allow tracking of HLC projects through the entitlement process.

**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 / 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 progress of the orchard replacement project.
- Old Quad Residents Association (Hyams / Mahan as alternate)
- Commissioner Hyams reported on the ice cream social even.
- 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 (Johns / Hyams Alternate)
- Preservation Ordinance Ad-hoc Committee (Mahan and Luckinbill / McKee as alternate)
- Commissioner Luckinbill reported that the Ad-hoc Committee was near completion.
- Mr. Chen noted that the remainder of the process will be determined by the City Manager and Council as this is City Council Ad-hoc Committee.
- Neighborhood Preservation Ordinance Ad-hoc Committee (Johns / Standifer as Alternate)
- Commissioner Johns reported on the large turnout of interested parties, including real estate and students.

**iv. Commission Activities**

- Commissioner Travel and Training Reports
- Mr. Chen reminded the Commission that AB 1234 Ethics Training is scheduled for September 10<sup>th</sup> in the Council Chambers.


**v. Upcoming Agenda Items**

- Review Public Information Handouts and Brochures - October
- 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

**ADJOURNMENT**

The meeting was adjourned at 10:24 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, October 2, 2014 at 7:00 p.m. in the City Council Chambers.

Prepared by:   
Yen Chen  
Associate Planner

Approved:   
Gloria Sciara, AICP  
Development Review Officer

I:\PLANNING\2014\HLC 2014\09.04.2014\HLC Draft Minutes 09.04.14.doc