



City of Santa Clara  
**HISTORICAL AND LANDMARKS  
COMMISSION MEETING MINUTES**  
Thursday, February 5, 2015 – 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.E.: Historic Designation for 1243 Civic Center Drive**

**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, Jeannie Mahan, J.L. "Spike" Standifer, Stephen Estes and Robert Luckinbill

Commissioner Excused: Jerry McKee

Staff Present: Yen Han Chen, 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 – 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 January 8, 2015.

**Motion/Action:** Motion was made by Estes, seconded by Hyams to approve the Minutes of January 8, 2015. (6-0-0-1, McKee absent)

**7.B.** Approval of Historical and Landmarks Commission Minutes for the meeting of January 17, 2015.

**Motion/Action:** Motion was made by Luckinbill, seconded by Standifer to approve the Minutes of January 17, 2015. (6-0-0-1, McKee absent)

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

## 8. PUBLIC MEETING ITEMS

**8.A.** File No.(s): **PLN2013-10061**  
Location: 1780 Santa Clara Street, a 9,000 square foot parcel located on the southeast corner of Winchester Boulevard and Santa Clara Street, (APN: 269-34-049); Property is zoned R1-6L (Single-Family Residential)  
Applicant/Owner: Mohammad Ibrahim  
Request: **Design Review** of a ground floor addition and remodel to an existing one-story single-family residence, new accessory unit, and demolition of existing storage shed, located within 100 feet of two listed historic resources  
CEQA Determination: Categorically Exempt per CEQA Section 15331, Historical Resource Restoration/Rehabilitation  
Project Planner: Gregory Qwan, Planning Intern  
Staff Recommendation: Recommend approval

**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:** Mr. Chen gave a brief presentation and answered questions from the Commission.

Commissioner Luckinbill opened up the item for public comments. Adjacent neighbor noted concerns over the impact to her sycamore tree from the construction. She also noted that the barn is not used as a garage and is in poor condition. The public comment period was then closed.

The Commission discussed the parking layout, access and condition of the barn. The owner commented that the fence along Winchester Boulevard is required by the City to not exceed 3 feet in height. He noted a concrete floor will be provided in the barn and referred to the picture and drawings in the development plans.

**Motion/Action:** Motion was made by Hyams, seconded by Standifer to recommend that the project be approved, subject to the installation of an electric gate opener along the driveway on Winchester Boulevard and evaluation of the adjacent sycamore tree. (5-0-1-1, Johns Recused, McKee Absent)

**8.B. File No.(s):** **PLN2014-10777**  
**Location:** 500 El Camino Real, Buck Shaw Stadium at the southwest corner of Palm Drive and El Camino Real on the Santa Clara University campus (APN: 269-23-073 et al); Project site is zoned B (Public, Quasi-Public, and Public Park or Recreation Zoning District).  
**Applicant:** Brent Downing, AIA, Devcon Construction Inc.  
**Owner:** Santa Clara University  
**Request:** **Design Review** of Buck Shaw Stadium Site Renovation Project  
**CEQA Determination:** Categorically Exempt per CEQA Section 15304 – Minor Alterations to Land and 15302 Replacement or Reconstruction  
**Project Planner:** Debby Fernandez, Associate Planner  
**Staff Recommendation:** Recommend approval

**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:** Mr. Chen introduced the project to the Commission and answered questions. The applicant was present for the discussion. No comments were received from the public during public comment period.

**Motion/Action:** Motion was made by Luckinbill, seconded by Standifer to recommend that the project be approved. (6-0-0-1, McKee Absent)

**8.C. File No.(s):** **PLN2014-10788**  
**Location:** 1357 Main Street, a 6,762 square foot lot located on the west side of Main Street approximately 110 feet south of Lewis Street (APN: 269-05-050); Project site is R1-6L (Single Family Residential)  
**Applicant:** Salvatore Caruso, AIA  
**Owner:** Robert and Lisa Bohorquez  
**Request:** **Design Review** of 134 square foot addition to the rear of an existing historic residence  
**CEQA Determination:** Categorically Exempt per CEQA Section 15331 – Historical Resource Rehabilitation/Restoration  
**Project Planner:** Debby Fernandez, Associate Planner  
**Staff Recommendation:** Recommend approval

**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:** Mr. Chen introduced the project to the Commission and answered questions. The applicant was present for the discussion.

Chair Johns opened the item for public comments. Adjacent neighbor on Harrison Street noted support for the project. Chair Johns then closed the item for public comments.

**Motion/Action:** Motion was made by Luckinbill, seconded by Mahan to recommend that the project be approved. (6-0-0-1, McKee Absent)

**8.D. File No.(s):** **PLN2014-10817**  
**Location:** 1467 Lexington Street, a 6,530 square foot parcel located approximately 85 feet east of Jefferson Street (APN: 269-26-025); Project site is zoned R1-6L (Single Family Residential)  
**Applicant/Owner:** Richter A Rafey  
**Request:** **Design Review** of window changes at rear of property to accommodate kitchen expansion and remodel. The property is a listed historical resource with a Historic Preservation Contract (Mills Act).  
**CEQA Determination:** Categorically Exempt per CEQA Section 15331 – Historical Resource Rehabilitation  
**Project Planner:** Payal Bhagat, Assistant Planner II  
**Staff Recommendation:** Recommend approval

**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:** Mr. Chen gave a brief presentation and answered questions from the Commission. Heather Herrington, Designer, provided an overview of the proposed expansion and remodel. She noted that the French doors are aluminum clad paint grade doors.

Chair Johns opened up the item for public comments. Member of the public noted supported for the project. The public comment period was then closed.

**Motion/Action:** Motion was made by Estes, seconded by Luckinbill to recommend that the project be approved. (6-0-0-1, McKee Absent)

**8.E. File No.(s):** **PLN2014-10830**  
**Location:** 1243 Civic Center Drive, a 5,000 square foot parcel located on the north side of Civic Center Drive, approximately 145 feet east of Monroe Street (APN: 224-26-026). Project site is zoned R1-6L (Single-Family).  
**Applicant/Owner:** Christopher Abellera  
**Request:** **Historic Designation** of a single-family house, and **Design Review** of the enclosure of a 115 square foot rear porch and the proposed replacement of a detached one-car garage with a new pre-manufactured one-car garage.  
**CEQA Determination:** Categorically Exempt per CEQA Section 15331 – Historical Resource Restoration/Rehabilitation  
**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:** Mr. Chen introduced the project to the Commission and answered questions. The applicant submitted revised garage drawings showing horizontal lap siding. He also noted the garage door will be upgraded to a carriage-style garage door. No comments were received from the public during public comment period.

**Motion/Action:** Motion was made by Luckinbill, seconded by Estes to recommend that the project be approved, subject to cladding the proposed garage exterior in horizontal lap siding and installation of a carriage style garage door. (6-0-0-1, McKee Absent)

Motion was made by Luckinbill, seconded by Estes to recommend forward a recommendation of approval to the City Council, to add the property to the City's List of Architecturally or Historically Significant Properties. (6-0-0-1, McKee Absent)

**8.F. File No.(s):** **PLN2014-10848**  
Location: 344 Kellogg Way, a 5,390 square foot parcel located at the approximately 100 feet south of Atherton Drive (APN: 296-10-019); Project site is zoned R1-6L (Single Family Residential)  
Applicant/Owner: Jun Luo  
Request: **Design Review** of 481 square feet addition at the front of an existing single-story residence in the Maywood Tract (Mackay neighborhood).  
CEQA Determination: Categorically Exempt per CEQA Section 15301 – Existing Facilities  
Project Planner: Yen Chen, Associate Planner  
Staff Recommendation: Recommend approval

**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:** Mr. Chen introduced the project to the Commission and answered questions.

Chair Johns opened up the item for public comments. Member of the public provided historical background on the Mackay neighborhood. Another noted consistent roof slopes and spandrel glass from floor to ceilings were important architectural elements. In general, the public was supportive of the efforts, but noted concerns over the fence location, window size and placement, design elements not consistent with the Mackay neighborhood.

The architect noted efforts to create a design consistent with the mid-century modern architecture.

**Motion/Action:** Motion was made by Luckinbill, seconded by Mahan to recommend that the project be approved, subject to the following conditions (5-0-1-1, Estes Recused, McKee Absent):

- Removal of the low front yard fence;
- Replace front door and window with design consistent with mid-century design;
- Setback the front addition to allow for a privacy fence or request modification for fence setback into the required front yard or moving front facing window to the side yard;
- Addition to match the existing fascia.
- Roof design specifically be reviewed by the Architectural Committee

**8.G. File No.(s):** **PLN2014-10869**  
Location: 1874 Catherine Street, a 5,524 square foot parcel located on the south side of Catherine Street, approximately 175 feet east of Scott Boulevard (APN: 269-08-005); Project site is zoned R1-6L (Single Family Residential)  
Applicant: Xin Yang  
Owner: Wan Lee

Request: **Design Review** of remodel and 485 square foot addition to the rear of an existing single-story residence.

CEQA Determination: Categorically Exempt per CEQA Section 15301 – Existing Facilities

Project Planner: Jeff Schwilk, AICP, Associate Planner

Staff Recommendation: Recommend approval

**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:** Mr. Chen gave a brief presentation and answered questions from the Commission. The applicant was present for the discussion. No comments were received from the public during public comment period.

The Commission reviewed the plans and noted prior changes to the majority of windows to vinyl. The Commission noted that the front divided light wood window be retained.

**Motion/Action:** Motion was made by Luckinbill, seconded by Estes to recommend that the project be approved, subject to retention of the front divided light wood window or replacement with divided light wood clad window. (6-0-0-1, McKee Absent)

## 9. OTHER BUSINESS

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

#### i. Announcements/Other Items

- Correspondence received for HLC
  - Mr. Chen distributed Budget Principles for 2015-16 as adopted by the City Council on January 13, 2015.
- Monthly Report on HT properties: Residential reversions (verbal update)
  - None
- Larder House -1081 Alviso Street Update (verbal update)
  - Mr. Chen noted a request to relocate to Larder House to an alternative receiver site.
  - Motion was made by Estes, second by Luckinbill to bring the project forward to the HLC for review and comment. (4-0-2-1, Hyams and Johns Abstained, McKee Absent)

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

- City Council and Planning Commission Actions (verbal update)
- Franklin/Alviso Streets Closure/Enhancements and Santa Clara University Master Plan – Development Study Session 1/13/2015 (verbal update)
- Mr. Chen noted the discussion at Council Development Study Session covered more than SCU's proposed street closure. It was recommended to review the on-line video presentation.

#### 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]
- Old Quad Residents Association (Hyams/Mahan 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 (Johns / Hyams Alternate)
- Preservation Ordinance Ad-hoc Committee (Mahan and Luckinbill/McKee as alternate)

#### iv. Commission Activities

- Commissioner Travel and Training Reports
- Walking Tour Mackay Neighborhoods - Saturday, January 17, 2015 at 1:00pm.  
Seven Commissioners and 8 members of the public participated in the walking tour of the Maywood Neighborhood. Commissioner Estes lead the tour and provided a handout on "Mid-century Modernism and the Community Center". The home tour included stops at 3026 Cameron Way and 345 Hayes Avenue. The walking tour of the Maywood Tract concluded at 3:00 pm.

#### v. Upcoming Agenda Items

- Approval of FY 2015-16 Commission Budget – March
- Review of Public Information Handouts and Brochures - TBD
- Franklin Post Office Update (Lorie Garcia) – TBD
- Review of Street Name List (Lorie Garcia) – TBD

#### ADJOURNMENT

The meeting was adjourned at 10:19 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, March 5, 2015 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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