



**City of Santa Clara
HISTORICAL AND LANDMARKS
COMMISSION MEETING MINUTES
Thursday, December 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:

- None

1. CALL TO ORDER

The meeting was called to order at 7:04 p.m.

2. ROLL CALL

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

Staff Present: Shaun Lacey, AICP, 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 – Honorary City Historian Lorie Garcia requested that Item 8.C. be moved to the front of the Public Meeting Items of the agenda.

6. ORAL PETITIONS/ANNOUNCEMENTS AND COMMUNICATIONS

- Honorary City Historian Lorie Garcia addressed the HLC on a historical update of the Franklin Post Office.

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. File No.(s):	PLN2014-10701
Location:	1510 Harrison Street, a 0.19-acre parcel located at the intersection of Harrison Street and Jefferson Street (APN: 269-13-003); Project site is zoned R3-36D (Medium-Density Multiple-Family Dwelling)
Applicant/Owner:	Rasteen, LLC
Request:	Design Review of window and door changes and re-roof
CEQA Determination:	Categorically Exempt per CEQA Section 15301 – Existing Facilities
Project Planner:	Shaun Lacey, AICP, Assistant Planner II
Staff Recommendation:	Recommend approval

Motion/Action: Motion was made by Luckinbill, seconded by Mahan to approve the Consent Calendar. (7-0-0-0)

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

8. PUBLIC MEETNG ITEMS

8.A. No.(s):	PLN2014-1010712
Location:	746 Madison Street, a 9,120 square foot parcel (APN: 269-26-050). Property is zoned Single-Family (R1-6L).
Applicant/Owner:	Sigrid Jacobsen
Request:	Historic Designation of a single-family residential home.
CEQA Determination:	Historical Resources under the Provisions of Public Resources Code section 21084.1
Project Planner:	Shaun Lacey, AICP, Assistant Planner II
Staff Recommendation:	Recommend that the Commission determine whether the structure located at 746 Madison Street is eligible for listing on the City's Architecturally or Historically Significant Properties

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. Lacey introduced the project to the Commission. Honorary City Historian Lorie Garcia spoke in favor of adding the property onto the City's List of Architecturally or Historically Significant Properties and clarified some comments in the staff report and DPR form that she prepared on behalf of the property owners. There were no public speakers.

The Commission discussed the proposal and noted its unanimous support for the property to be added onto the City's list of Architecturally or Historically Significant Properties.

Motion/Action: Motion was made by Luckinbill, seconded by Estes to recommend that the City Council add the property to the City's list of Architectural or Historically Significant Properties (7-0-0-0).

8.B. File No.(s): **PLN2014-10536**
 Location: 1373 Benton Street, a 7,637 square foot parcel located at the intersection of Madison Street and Monroe Street (APN: 269-13-065). Project site is zoned R1-6L (Single-Family)
 Applicant/Owner: Janice Kamachi / Desiderio Rodrigues
 Request: **Design Review** to legalize the conversion of the sun room into a laundry room to the rear of the house, interior stair leading to a new habitable basement with one great room and a full bathroom. The project includes demolition of demising walls erected in the habitable basement to make bedrooms.
 CEQA Determination: Categorically Exempt per CEQA Section 15301 – Existing Facilities
 Project Planner: Payal Bhagat, 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.

Discussion: Mr. Lacey introduced the project to the Commission and answered questions. The applicant spoke in favor of the project and detailed the proposed scope of work, but noted that he was not interested in adding the property to the City's list of Architecturally or Historically Significant Properties at the present time. There were no public speakers.

The Commission discussed the proposal and noted its unanimous support for the proposed work.

Motion/Action: Motion was made by Luckinbill, seconded by McKee to recommend that the project be approved as proposed (7-0-0-0).

8.C. File No.(s): **PLN2014-10666**
 Location: 584 Park Court, a 5,091 square foot parcel (APN: 269-52-038); Project site is zoned R1-6L (Single Family Residential)
 Applicant/Owner: Rob Mayer / Albert Au
 Request: **Historic Designation** of a single-family residential home; **approval of a Mills Act Contract and Design Review** to construct an 87 square foot rear addition, includes interior and exterior alterations and the demolition of the existing storage shed
 CEQA Determination: Categorically Exempt per CEQA Section 15331, Historical Resource Rehabilitation
 Project Planner: Gregory Qwan, Planning Intern
 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. Lacey introduced the project to the Commission. The applicant spoke in favor of the project and detailed the proposed scope of work, and requested that the property be added onto the City's List of Architecturally or Historically Significant Properties. There were no public speakers.

The Commission discussed the proposal and noted its unanimous support for the property to be

added onto the City's list of Architecturally or Historically Significant Properties and enter into a Mills Act contract.

Motion/Action: Motion was made by Mahan, seconded by Luckinbill to recommend that the City Council add the property to the City's list of Architectural or Historically Significant Properties (7-0-0-0).

Motion/Action: Motion was made by Mahan, seconded by Luckinbill to recommend that the City Council accept a Mills Act agreement for the property (7-0-0-0).

8.D. File No.(s):	PLN2014-10735
Location:	189 Brookside Avenue, a 14,374 square-foot parcel located at the intersection of Brookside Avenue and Forest Avenue (APN: 303-22-001); Project site is zoned R1-8L (Single-Family Residential)
Applicant/Owner:	Eron Jokipii
Request:	Design Review for a new two-story house with a detached garage and second living unit and a historical determination of the subject property.
CEQA Determination:	Categorically Exempt per CEQA Section 15303 – New Construction
Project Planner:	Shaun Lacey, AICP, Assistant Planner II
Staff Recommendation:	Provide feedback on the design and historical evaluation

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. Lacey introduced the project to the Commission and answered questions. The applicant spoke in favor of the project and detailed the proposed scope of work, but noted that due to the condition of the existing house it was economically infeasible to maintain the home.

Chair Johns opened up the item for public comments. One speaker who lived near the subject property noted that the house was not historic and that the design concept was appropriate for the lot and the neighborhood. The public comment period was then closed.

The Commission discussed the proposal and noted its unanimous support for the proposed work. Commissioner Estes noted the high level of quality associated with prefabricated homes manufactured by Bluhomes. This is a unique example of a pre-fabricated home that use advanced technology to design and build a personalized home.

Motion/Action: Motion was made by Luckinbill, seconded by McKee to recommend that the project be approved as proposed (7-0-0-0).

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Correspondence received for HLC
- Memo on Lick Mill Mansion from Gil Sanchez, FAIA
- The Commission requested to know if the Use Permit for a preschool issued to the property allowed public access.
- CLG Annual Report for 2013-2014
- The Commission requested that the HLC Staff Liaison fill out the form on their behalf.
- 2015 Session of Leadership Santa Clara
- Commissioners Standifer and Mahan noted interest in attending the program.

- Review of Historic Survey Consultants
 - Monthly Report on HT properties: Residential reversions (verbal update)
 - None
- ii. Report of the Liaison from the Planning and Inspection Department**
- City Council and Planning Commission Actions (verbal update)
 - Staff reported on the progress of the Draft Historic Preservation Ordinance
- 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
- v. Upcoming Agenda Items**
- Walking Tour for Mackay Neighborhoods (Yen Chen) – January
 - Review of CLG Annual Report for 2013-2014 – January
 - Review Public Information Handouts and Brochures – February
 - Franklin Post Office Update (Lorie Garcia) – TBD
 - Review of Street Name List (Lorie Garcia) – TBD

ADJOURNMENT

The meeting was adjourned at 8:15 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, January 8, 2015 at 7:00 p.m. in the City Council Chambers.

Prepared by: 
 Shaun Lacey, AICP
 Assistant Planner II

Approved: 
 Gloria Sciara, AICP
 Development Review Officer

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