



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

Thursday, November 6, 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 7:00 p.m.

2. ROLL CALL

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

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

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 October 2, 2014.

Motion/Action: Motion was made by McKee, seconded by Luckinbill to approve the Minutes of October 2, 2014. (6-0-1-0, Estes abstained)

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

8. PUBLIC MEETING ITEMS

8.A.	File No.(s):	PLN2014-10388
	Location:	981 Fremont Street, a 0.66-acre parcel located at the intersection of Fremont Street and Washington Street (APN: 269-16-011); Project site is zoned HT (Historic Combining)
	Applicant/Owner:	David LeBaron
	Request:	Landscape plan for the Morse Mansion
	CEQA Determination:	Categorically Exempt per CEQA Section 15331, Historical Resource Restoration Rehabilitation
	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.

Discussion: Mr. Lacey introduced the project and answered questions from the Commission. The Commission also received written comments from Lorie Garcia, Honorary City Historian, and Craig Mineweaver, Volunteer Architectural Advisor. The Commission discussed reviewing the proposal under the Secretary's Standards for Restoration. Mr. Chen noted that per the State Office of Historical Preservation the Commission has the discretion to consider multiple SIS treatments for one property.

Chair Johns opened the item for public comments. Several members of the public noted that the proposed redwood fence was not appropriate. Chair Johns then closed the item for public comments.

The Commission discussed the landscape concept and proposed fence. Commission Mahan noted that the original fence on the property was a metallic material approximately two to three feet in height, and that any new fence should replicate the original style and height. Commissioners Standifer, McKee and Estes agreed that the property would benefit from a higher-quality fence material such as wrought iron railing. Chair Johns and Commission Hyams inquired whether the property could balance the needs of the applicant as well as the integrity of the property. The project applicant was called to the dais and responded to questions from the Commission. The applicant noted that the need for a solid redwood fence was necessary for privacy and safety but that he would not consider installing a wrought iron fence throughout the property.

Motion/Action: Motion was made by Luckinbill, seconded by Hyams to approve the landscape plan excluding the fence detail (7-0-0-0), subject to the following condition:

- 1) The proposed street trees shall be reviewed for appropriateness in size and specimen by the City Arborist prior to planting.

Motion/Action: Motion was made by Luckinbill (7-0-0-0), seconded by Mahan to deny the proposed redwood fence.

8.B. File No.(s):	PLN2014-10437
Location:	820 Civic Center Drive, a 0.36-acre parcel located at the intersection of Civic Center Drive and Alviso Street (APN: 224-29-022); Project site is zoned ML (Light Industrial)
Applicant/Owner:	Michael Fisher
Request:	Pre-Application presentation of a four-unit development proposal
CEQA Determination:	Not applicable to pre-application review
Project Planner:	Jeff Schwilk, AICP, Associate Planner
Staff Recommendation:	Review and provide comments

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. Schwilk introduced the project and answered questions from the Commission. The applicant addressed the Commission on the evolution of the preliminary project design, and requested specific comments on the overall project design with the proposed number of units, a new two-car garage on the east side of the existing house, proposed building massing, building separation, exterior materials and heights.

The Commission discussed the development concept. The Commissioners commended the applicant for preparing the property evaluation information for preliminary consideration. The Commissioners expressed support for the plan to retain and incorporate the existing house into the preliminary development design.

Commissioner Hyams noted the mix of industrial, auto repair and residential land uses on this block. He noted that three proposed units seemed too much and noted his preliminary support for two additional units, so there is more private yard space reserved for the existing house. Commissioner Estes noted the finished floor heights within the units should be verified for consistency with the existing house.

In response to Commissioner Estes' question, the Project Architect, Tom Connor, noted the proposed houses would have split level entries, with the front entry porches raised to approximately the same level as the existing porch, but then would drop down as the primary first main first-floor living areas of the new homes which would be on slab foundations.

Chair Johns opened the item for public comments. Judy Tucker noted she had been in the house recently and supports the preservation of it. She noted that she supports the addition of two houses to the west side, but noted she would not like to see an additional house fill in the back yard to the south (Lot 2) the existing house, as it would interfere with the majesty of the existing home. Lou Faria noted that he also went through the house when it was for sale. He noted his support for the proposal to save the house, though it would be a little too crowded with the addition of a home to the south of the existing home and he would rather see this area as a backyard. He also noted that the house interior included barrel ceiling and staircase should be restored and not be gutted in a way that would remove its historic character. Chair Johns then closed the item for public comments.

Motion/Action: As this item was a referral for a Pre-Application review and comments to the applicant, there was no formal action or recommendation by the Commission.

8.C. File No.(s): **PLN2014-10545**
Location: 1798 Fremont Street, a 6,552 square foot parcel located at the intersection of Fremont Street and Pierce Street (APN: 269-12-030); Project site is zoned R1-6L-Single Family
Applicant/Owner: Loida C. Kirkley
Request: Design Review of a proposed roof replacement, window replacement at the side and rear elevations, and interior improvements.
CEQA Determination: Categorically Exempt per CEQA Section 15301, Repair and Maintenance of existing structures
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. Chen gave a brief presentation and answered questions from the Commission. The applicant showed pictures of the exterior of the residence. No comments were received from the public during public comment period.

The Commission discussed the removal of the window at the rear elevation and use of aluminum horizontal siding. It was noted that the window is visible from the street.

Motion/Action: Motion was made by Luckinbill, seconded by Estes to recommend that the project be approved as proposed (6-0-1-0, Johns abstained).

8.D. File No.(s): **PLN2014-10626**
Location: 1217 Harrison Street, a 5,670 square foot parcel located on the north side of Harrison Street approximately 50 feet west of Jackson street (APN: 269-03-096). Project site is zoned R1-6L (Single Family Residential).
Applicant/Owner: Curtis Campbell
Request: Design Review for a remodel of existing 2-story multi-unit structure into a single family residence; proposal includes new foundation and replacement of existing windows, and addition of doors at the rear of the property.
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.

Discussion: Mr. Chen introduced the project to the Commission and noted that the property is eligible for listing in the California Register of Historic Resources. Mr. Chen commented that staff is not supportive of having multiple door openings at the rear of the property which access onto a new redwood deck.

The owner addressed the City's stop work order on the property, stating that the property was being cleaned up after the purchase. He noted that the key features and elements were not

removed. The owner reviewed the termite report and noted the poor state of the foundation, structure and windows. The owner was agreeable to remove the multiple door openings at the rear. Commissioners noted that the front windows should be restored.

Chair Johns opened the item for public comments. Judy Tucker commended the owner for taking on this massive 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 (7-0-0-0), subject to the following:

- 1) Retention and repair of the original windows at the front of the property as detailed by a qualified consultant and approved by the Director of Planning and Inspection.
- 2) Comply with the Secretary of Interior Standards for Rehabilitation that deteriorated historic features need to be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive features, the new feature will match the old design, color, texture and where possible, materials.
- 3) Replacement of missing features will be substantiated by documentary and physical evidence.
- 4) Provide detail preservation notes on construction drawings.
- 5) Remove chain link fence and replace wood fence.
- 6) Removal of multiple door openings at the rear of the property.

8.E. File No.(s):	PLN2014-10648
Location:	1850 Bellomy Street, a 7,734 square foot parcel located on the south side of Bellomy Street, approximately 140 feet west of Santa Clara Mission Cemetery (APN: 269-39-076). Project site is zoned R3-25D (Moderate-Density Multiple Dwelling).
Applicant:	Juan Moreno
Owner:	Jose Carvalho
Request:	Design Review of an interior and exterior remodel to an existing two bedroom duplex unit with no added square foot and additional bedrooms.
CEQA Determination:	Categorically Exempt per CEQA Section 15301, Existing facilities
Project Planner:	Steve Le, Planning Intern
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. The owner noted that the residence is a single family unit and not a duplex as noticed. No comments were received from the public during public comment period.

The Commission discussed the proposal and suggested that the use of alternative exterior siding, such as HardiePlank lap siding.

Motion/Action: Motion was made by Luckinbill, seconded by Mahan to recommend that the project be approved (7-0-0-0), subject to the use of lap siding for the exterior remodel.

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

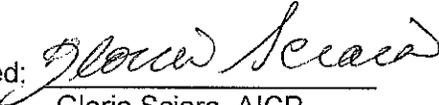
- Correspondence received for HLC
- Information on Mackay neighborhood provided by Mr. Stephen Estes

- Election of Commission Officer
 - Motion was made by Luckinbill, seconded by Hyams to maintain existing Officers (7-0-0-0).
 - Commission/ Board Liaison Assignments
 - No change to assignments
 - Set Walking Tour for Mackay Neighborhoods, Fairmede and Maywood Tracts
 - Set January 17, 2015 at 1:00pm for walking tour of the Maywood Tract with January 31, 2015 as alternate date
 - 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)
- 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
 - Commissioner Johns reported on completing the online Ethics Training
- v. Upcoming Agenda Items**
- Review Public Information Handouts and Brochures – December
 - Review of Historic Survey Consultants – December
 - Franklin Post Office Update (Lorie Garcia) – TBD
 - Review of Street Name List (Lorie Garcia) – TBD
 - City's Mackay neighborhoods (Yen Chen) – TBD

ADJOURNMENT

The meeting was adjourned at 10:02 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, December 4, 2014 at 7:00 p.m. in the City Council Chambers.

Prepared by: 
 Yen Chen
 Associate Planner

Approved: 
 Gloria Sciarra, AICP
 Development Review Officer

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