



City of Santa Clara
**HISTORICAL AND LANDMARKS
COMMISSION MEETING MINUTES**
Thursday, March 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, Jeff Schwilk, AICP, 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 – The Commission moved Agenda Item 9.A.i Development Review Study Session to before Public Meeting Items section.

6. ORAL PETITIONS/ANNOUNCEMENTS AND COMMUNICATIONS

- Gloria McClain provided a brief update on Ulistac. She invited everyone to the Ulistac Wildflower Day held on Saturday, March 30th.

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 February 5, 2015.

Motion/Action: Motion was made by Luckinbill, seconded by Mahan to approve the Minutes of February 5, 2015. (6-0-0-1, McKee absent)

7.B. Approval of FY 2015-16 Commission Budget

Motion/Action: Motion was made by Estes, seconded by Luckinbill to approve the FY 2015-16 Commission Budget. (6-0-0-1, McKee absent)

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| 7.C. File No.(s): | PLN2015-10884 |
| Location: | 541 Hilmar Street, a 4,500 square foot parcel located mid-block between The Alameda and Park Avenue (APN: 230-12-042). Property is zoned Single-Family, Residential (R1-6L) |
| Applicant/Owner: | Jerry Ralls |
| Request: | Design Review for an interior remodel and change from flat roof to a hipped roof at rear of residence |
| 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 Hyams to recommend that the project be approved. (6-0-0-1, McKee absent)

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

8. PUBLIC MEETNG ITEMS

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| 8.A. File No.(s): | PLN2014-10615 |
| Location: | 820 Civic Center Drive, a 0.36-acre parcel located at the southwest corner of Civic Center Drive and Alviso Street (APN: 224-29-022); Project site is zoned ML (Light Industrial) |
| Applicant/Owner: | Michael Fisher |
| Request: | Design Review of a four-unit Planned Development proposal inclusive of preserving the existing house on site |
| CEQA Determination: | Categorically Exempt per CEQA Section 15332 – In-Fill Development projects |
| Project Planner: | Jeff Schwilk, AICP, Associate Planner |
| Staff Recommendation: | Recommend approve, 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. Schwilk 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 Estes to recommend that the project be approved. (6-0-0-1, McKee Absent)

8.B. File No.(s): **PLN2014-10622**
Location: 725 Washington Street, a portion of the 1.63 St. Clare School campus, located at the southeast corner of Washington Street and Lexington Street (APN: 269-28-052); Project site is zoned B (Public, Quasi-Public, and Public Park or Recreation Zoning District)
Applicant/Owner: St. Clare Church
Request: **Design Review** of a new 1,152 square foot replacement storage building along east property line.
CEQA Determination: Categorically Exempt per CEQA Section 15303 – New Construction or Conversion 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: Mr. Schwilk 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.

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

- Preservation of the existing trees behind the wall along Lafayette Street; and
- Obtain Zoning Administrator Modification to allow the structure at a 7-foot, 6-inch setback behind the wall and property line of the site along Lafayette Street.

8.C. File No.(s): **PLN2014-10624**
Location: 1550 Lewis Street, a 0.36 acre site located on the south side of Lewis Street approximately 115 feet east of Lincoln Street (APN's: 269-03-061 and 137); Project site is R3-36D (Medium Density Residential)
Applicant: Maldonado Construction
Owner: Prodesse Investments
Request: **Design Review** of the proposed window replacements for a six-unit, single-story apartment complex
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. Schwilk 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. The Commission inquired about the outstanding enforcement actions. Mr. Schwilk reported that the proposed project would clear the violations.

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

8.D. File No(s): **PLN2014-10765**
Location: 1480 Main Street, a 14,923 square foot parcel located at the southwest corner of Main Street and El Camino Real (APN: 269-05-107); Project site is zoned CT (Thoroughfare Commercial)
Applicant/Owner: Mehdi Shahmirza
Request: **Design Review** of a new two-and three-story mixed-use Planned Development, consisting of 12 apartment units and 1,150 square feet of ground floor retail or office space.
CEQA Determination: Categorically Exempt per CEQA Section 15332 – In-Fill Development projects
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. Schwilk introduced the project to the Commission and answered questions. The applicant was present for the discussion. Chair Johns opened the item for public comments. An adjacent neighbor noted concerns over the size and potential privacy impacts from the proposal. Chair Johns then closed the item for public comments. The property owner noted limitations due to the size of parcel. The owner noted that the office will be used for his business. Commission reviewed the size of the retail/office and noted that it is insignificant in size. Staff noted concerns over privacy impacts to the single family residences are typically referred to the Architectural Committee for consideration.

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

- Applicant to work with staff on redesign of the fenestration and walkways on the south side of the project site; and
- Refer the project to the Architectural Committee to address privacy impacts to the single family residences to the south of project.

8.E. File No(s): **PLN2014-10723**
Location: 1559 Jackson Street, a 7,582 square foot parcel located on the east side of Jackson Street approximately 150 feet north of El Camino Real (APN: 224-26-002). Project site is zoned R1-6L (Single Family)
Applicant: Trieu Nguyen, P.E., A Plus Engineers
Owner: Benjamin Richterr
Request: Design Review of a new detached 480 square feet accessory unit and 492 square foot garage
CEQA Determination: Categorically Exempt per CEQA Section 15303 – New Construction
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 answered questions. The applicant was not present for the discussion. Chair Johns opened the item for public comments. Nearby neighbor on Jackson inquired about broad level of subjectivity on the historical review. Mr. Chen noted that the National and State listing is very clear with regards to standards for review. He noted that there is great latitude on interpreting the City's Local Criteria. Mr. Chen commented that this is one of the oldest homes in the immediate neighborhood. Chair Johns then closed the item for public comments.

Commissioner Hyams commented that the project respects the views from the street. Commissioner Johns noted concerns over the DPR discussion on integrity and historical significance due to past alterations to the residence.

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

- Changing the stucco cladding to horizontal siding;
- Garage door be changed to carriage style;
- Relocation of the sink in the basement and capping utilities; and
- Relocation of washer/dryer in the garage.

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| 8.F. File No.(s): | PLN2014-10823 |
| Location: | 1195 Main Street, a 7,405 square foot parcel located at the intersection of Fremont Street and Main Street (APN:269-15-063). Project is zoned [HT(R1-6L)] (Historic Combining – Single Family) |
| Applicant/Owner: | Frank H Russow |
| Request: | Design Review to allow replacement of the existing wood shingle roof and repair damaged gutters. |
| 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 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. Owner presented the roofing material and gutter. He noted that the wood gutters will be repaired. He noted if cost prohibitive the metal gutter be allowed. Commissioner Estes inquired on other alternative materials other than wood and composition shingle. The Commission discussed the replacement of the wood gutters with metal gutters.

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

- The applicant shall be required the replacement roof to a 40 year high definition dimensional shingle

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

- The applicant shall be required to either repair/replace deteriorated gutters to match the existing gutters in design and materials, or failing its practicality, be allowed to replace with metal gutters with like profile of the existing wood gutters.

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Development Study Session – Project: Mission Town Center Apartment Homes; Location: 575 Benton Street (APN: Book 230 Page 07, multiple parcels) between Benton Street, Harrison Street, El Camino Real and The Alameda (includes Fremont and Sherman Streets); Applicant: Irvine Co.; Request: Proposal for a 5-story mixed use project consisting ground floor commercial space (25,942 sf) and 417 apartments on approximately 6.42 acres
 - Carlene Matchniff, Irvine Co., provided an overview of the project and responded to questions from the Commission.
 - The Commission commented that preservation requirements on a recent project included preserving historical resource on site, relocation within the Old Quad, and salvage of the materials.
 - Mr. Chen noted that this was the initial presentation to the Commission. The project will return to the Commission when the Historical Evaluation and Survey Reports are complete.
- Correspondence received for HLC
 - Gloria McClain read her correspondence to the City on “The Historical Significance of Ulistac, where does it begin?”
 - The Commission accepted Ms. McClain’s offer to have Tim Dowling present on Ulistac at the next HLC meeting.
- Monthly Report on HT properties: Residential reversions (verbal update)
 - None
- 1662 Jackson Street Updated (verbal update)
 - Mr. Chen noted that there are active Building Permits that have been in place Yr 2004.
- 820 Bellomy Street Updated (verbal update)
 - Mr. Chen reported that this was a 6 unit apartment. A request for a boarding house for student housing was withdrawn in 2011. He noted that there are no active building permits on file for this property.

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

- City Council and Planning Commission Actions (verbal update)
 - The Commission reviewed the printed summary of actions. Mr. Chen responded to questions by the Commission.

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
 - Commission Assistance & mentoring Program (CAMP) February 9, 2015 training. Commissioner Estes shared his Key “Take-Aways”
 - California Preservation Conference April 29th thru May 2nd. By consensus, the Commission authorized Commissioner Standifer to attend the Preservation Conference.

v. Upcoming Agenda Items

- Review of Public Information Handouts and Brochures - May
- HLC Correspondence Discussion - May
- Preservation Month Activities - May
 - Walking To Tour (Lorie Garcia)
 - East Wing Display Case (HLC Members)
- Franklin Post Office Update (Lorie Garcia) – TBD
- Review of Street Name List (Lorie Garcia) – TBD

ADJOURNMENT

The meeting was adjourned at 10:40 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, April 2, 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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