



**AGENDA
Thursday, September 3, 2015
Regular Meeting – 7:00 P.M.**

Please refer to the Historical and Landmarks Commission Procedural Items guideline for information on all procedural matters.

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.: Historic Combining Planned Development for 1086 Madison Street**

1. CALL TO ORDER

2. ROLL CALL

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.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances
- C. Exceptions (requests for agenda items to be taken out of order)

6. ORAL PETITIONS/ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

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 August 6, 2015.**

7.B. File No.(s): **PLN2015-11259**
Location: 561 Hilmar Street, a 4,500 square foot parcel located on the west side of Hilmar Street approximately 150 feet north of Morse Street, APN: 230-12-044; property is zoned Single Family Residential (R1-6L)
Applicant/Owner: Beatrice Reilley
Request: **Design Review** of roof material change from wood shakes to composition shingles, includes gutter replacement
CEQA Determination: Categorically Exempt per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern II
Staff Recommendation: Recommend approval, subject to conditions

7.C. File No.(s): **PLN2015-11280**
Location: 1347 Lexington Street, a 3,465 square foot parcel located on the north side of Lexington Street approximately 120 feet west of Monroe Street, APN: 269-26-073; property is zoned Single Family Residential (R1-6L)
Applicant: Jeff Guinta
Owner: Fred Raia
Request: **Design Review** of master bedroom and laundry room addition, and kitchen remodel, includes removal of existing patio room attached to garage and relocation of basement stairs; **Modification** for a reduced side and rear yard setback, and lot coverage
CEQA Determination: Categorically Exempt per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern II
Staff Recommendation: Recommend approval, subject to conditions

7.D. File No.(s): **PLN2015-11241**
Location: 490 Lincoln Street, a portion of a 54.21 acre cemetery, located at the southeast intersection of Winchester Boulevard and Bellomy Street, APN: 269-46-056; property is zoned Public / Quasi Public (B)
Applicant: Steve Brodie
Owner: Santa Clara Mission Cemetery
Request: **Design Review** of a new mausoleum facility consisting of ten single-story structures, associated landscaping and surface parking
CEQA Determination: Categorically Exempt per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: Recommend approval, subject to conditions

7.E. File No.(s): **PLN2015-11318**
Location: 225 Washington Street, a 13,575 square foot property located at the southeast corner of Washington Street and College Avenue, APN: 269-49-001; property is zoned Professional Office (OA)
Applicant: Kohan, Inc.
Owner: Dr. Alan Frame
Request: **Design Review** of interior and exterior building and site remodel improvements to an existing legal nonconforming 4,013 office building and property
CEQA Determination: Categorically Exempt per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: Recommend approval, subject to conditions

7.F. File No.(s): **PLN2015-11338**
Location: 831 Bellomy Street, a 5,902 square foot property, located on the north side of Bellomy Street approximately 100 feet west of Alviso Street, APN: 269-38-066; property is zoned Single Family Residential (R1-6L)
Applicant: Megan Miner Design
Owner: Jamie Jacobs May
Request: **Design Review** of the replacement of a fire-damaged two-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**

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

8. PUBLIC MEETING ITEMS

8.A. File No.(s): **PLN2014-10552**
Location: 1086 Madison Street, a 5,542 square foot parcel located at the southwest intersection of Madison Street and Benton Street, APN: 269-20-103; property is zoned Historic Combining Planned Development (HT-PD)
Applicant: Robert Fitch
Owner: Don Soukup
Request: **Design Review** of an interior remodel and modification of the Historic Combining Planned Development to allow conversion of use within the existing structure from office and one dwelling unit to three dwelling unit
CEQA Determination: Categorically Exempt per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Associate Planner
Staff Recommendation: **Recommend approval, subject to conditions**

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Election of Commission Officers
- Commission/ Board Liaison Assignments
- Correspondence received for HLC
 - Email from Mr. Estes on 3077 Mauricia Ave and 820 Civic Center Dr.
- Status Report on Historic Preservation Ordinance
- Review of Publications, CAMP and Technical Briefs (CDs)
- Review of Mills Act Contracts (CDs)
- Monthly Report on HT properties: Residential reversions (verbal update)

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 (Vacant/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/Vacant as alternate)
- Zoning Ordinance Update (Johns/Hyams Alternate)
- Preservation Ordinance Ad-hoc Committee (Mahan/Luckinbill and Vacant as alternate)

iv. Commission Activities

- Commissioner Travel and Training Reports

v. Upcoming Agenda Items

- Review of Public Information Handouts and Brochures – October
- Application Fees and Projects not requiring HLC Review- January
- Franklin Post Office Update (Lorie Garcia) – TBD
- Review of Street Name List (Lorie Garcia) – TBD

ADJOURNMENT

Adjourn. Special Meeting will be held on Saturday, September 12, 2015 at 10:00am in the Agnews Historic Cemetery and Museum, 1250 Hope Drive, Santa Clara, California. The Special Meeting will then proceed with the tour of Ulistac Natural Area. The next regular Historical and Landmarks Commission meeting will be held on Thursday, October 1, 2015 at 7:00 p.m. in the City Council Chambers.

Prepared by: 
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Associate Planner

Approved: 
Gloria Sciara, AICP
Development Review Officer

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