



MINUTES
Thursday, June 4, 2015
Regular Meeting – 7:00 P.M.

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 8.E.: Historic Property Preservation Agreement Amendment (Mills Act) for 1655 Santa Clara Street**

1. CALL TO ORDER

The meeting was called to order at 7:02 p.m.

2. ROLL CALL

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

Staff Present: Yen Chen, Associate Planner, Shaun Lacey, AICP, Assistant Planner II, and Greg Qwan, Planning Intern

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 (request for agenda items to be taken out of order)

- The Commission considered request to take items out of order. Agenda Item 9.A.i presentation on Ulistac by Gloria McClain will be heard ahead of Item 7. Consent Calendar. Items 7.A., 7.B. and 7.C. were pulled from Consent and will be heard in order. Agenda Item 8.C. and 8.D. will be

moved in front of Item 8.A and 8B.

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 May 7, 2015.

Motion/Action: Motion was made by Johns, seconded by Hyams to approve the Minutes of May 7, 2015, subject to the inserting the Mills Act Contract discussion under Agenda Item 9.a.i. (6-0-1-0, McKee abstain)

7.B. File No.(s): **PLN2015-11077**

Location: 427 Jefferson Street, a 7,650 square foot parcel located on the east side of Jefferson Street approximately 200 feet south of Bellomy Street, APN: 269-41-012; property is zoned Single-Family Residential (R1-6L)

Applicant/Owner: Richard Haro / Susan Lacy

Request: **Design Review** for single story residential accessory unit at rear of existing single story residence

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

Project Planner: Shaun Lacey, AICP, 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. Lacey provided an overview of the project. Richard Haro, Architect, gave a brief overview of the proposal. 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. (7-0-0-0)

7.C. File No.(s): **PLN2014-10413**

Location: 49 Linden Drive, a 6,464 square foot parcel located on the east side of Linden Drive, approximately 140 feet south of Park Court (APN: 269-51-054). Project site is zoned Single Family Residential (R1-6L)

Applicant/Owner: SC Design Group / Fengcai Li

Request: **Design Review** of a 1,053 square foot addition to an existing 1,383 square foot house, resulting in a 4 bedroom home (*Continued from August 4, 2014 HLC Meeting*)

CEQA Determination: Categorically Exempt per CEQA Section 15301, Existing facilities

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: Commissioner Standifer recused himself and exited the room. Mr. Chen provided an overview of the project to the Commission and answered questions. The applicant and family member provided comments

on the project and noted space needs for the family. During the public comment period, members of the public noted communications problems between the family and the neighborhood. Other comments from the public noted that the addition was large and out of scale for the neighborhood.

Motion/Action: Motion was made by Mckee, seconded by Luckinbill to recommend approval of the project, subject new drought tolerant landscaping and irrigation be installed in both the front yard, and in the Alviso Street park strip planting area along the rear property frontage, prior to scheduling the final building permit inspection. (6-0-0-1, Standifer recusal)

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

8. PUBLIC MEETNG ITEMS

8.A. File No.(s): **PLN2015-10929**
Location: 1240 Lewis Street, a 4,022 square foot parcel located on the south side of Lewis Street approximately 81 feet west of Jackson Street, APN: 269-03-090; property is zoned Single-Family Residential (R1-6L)
Applicant/Owner: Silvio Canudo / Dimas Avila
Request: **Design Review** for one and two story addition and remodel to and existing single story residence
CEQA Determination: Categorically Exempt per CEQA Section 15301, Existing Facilities
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 provided an overview of the project to the Commission and answered questions. The owner provided comments on the project. It was suggested that the Historical Building Code be applied to the project. Mr. Chen noted that the property would need to be an eligible historical resource to qualify for the use of the Historical Building Code. The owner noted that if the existing wood siding is intact and in good condition, the project will be changed from stucco to wood siding. No comments were received from the public during public comment period.

Motion/Action:

Motion was made by Luckinbill, seconded by McKee that the property is eligible historical resource. (6-0-1-0, Hyams abstain)

Motion was made by Luckinbill, seconded by McKee to recommend that the project design be approved. (7-0-0-0)

8.B. File No.(s): **PLN2015-10972**
Location: 1597 Main Street, a 5,662 square foot parcel located at the intersection of Main Street and Civic Center Drive, APN: 224-28-056; property is zoned Single-Family Residential (R1-6L)
Applicant/Owner: Rick & Holly Hartman / Brando & Jennifer Nguyen
Request: **Design Review** to allow a two-story addition onto a historically-eligible structure totaling 2,313 square feet
CEQA Determination: Categorically Exempt per CEQA Section 15331, Historical Resource 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 to the Commission and answered questions. Rick Hartman reviewed the changes to the proposed project. The Commission noted that the addition no longer dominates the street view and detracts from the existing resource. 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. (7-0-0-0)

8.C. File No.(s): **PLN2015-11092**
Location: 393 Jefferson Street, a 7,369 square foot parcel located on the east side of Jefferson Street approximately 300 feet south of Bellomy Street, APN: 269-41-010; property is zoned Single-Family Residential (R1-6L)
Applicant/Owner: Eric Beckstrom / Daniel Miller
Request: **Design Review** for new entrance porch and rear expansion of the home, replacement of windows, and new detached parking garage to the rear of the property.
CEQA Determination: Categorically Exempt per CEQA Section 15301 – Existing Facilities and Section 15331 – Historical Resource Rehabilitation
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 to the Commission and answered questions. The Commission discussed the removal of aluminum windows with the owner. The owner noted that the project included the removal of those windows. Craig Mineweaser, AIA, Architectural Advisor, commented that the garage door should be in a style appropriate to the style of the house. The Commission discussed the installation of a full width front porch. The owner noted he had considered alternative porches and was limited due to budget constraints. The owner noted his desire to re-side the whole house with wood siding. He also noted that the front window will be in cased in wood. 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 installation of wood windows at the front of the residence. (7-0-0-0)

8.D. File No.(s): **PLN2015-11104**
Location: 1655 Santa Clara Street, a 6,761 square foot parcel located on the north side of Santa Clara Street, approximately 315 feet west of Lincoln Street, APN: 269-25-058; property is zoned Single-Family Residential (R1-6L)
Applicant/Owner: Brian Johns
Request: **Historic Property Preservation Agreement Amendment (Mills Act)** to allow an update to “The Description of the Preservation and Restoration Efforts”
CEQA Determination: Categorically Exempt per CEQA Section 15331, Historical Resource Rehabilitation
Project Planner: Greg 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: Commissioner Johns recused himself from the project. He stepped down to represent his project as the property owner. Mr. Greg Qwan introduced the application to the Commission and answered questions. The owner provided an overview of the proposal to update the description of preservation and restoration efforts. Lorie Garcia representing the applicant talked about the need to understand the related accessory buildings. She noted that people lived in the accessory structure and moved out during WWII. She commented that the accessory structure was never a single use modern garage. No comments were received from the public during public comment period.

Motion/Action: Motion was made by Hyams, seconded by Mahan to recommend approval for a Mills Act Contract Amendment to allow an update to the 10 year plan for the property located at 1655 Santa Clara Street. (6-0-0-1, Johns recusal)

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Correspondence received for HLC
- Bart Anderson - 1065 Harrison St (Mills Act property) - Request for swimming pool at rear of property: Mr. Chen reported that the Director of Planning and Inspection approved the request. He considered the request under reasonable accommodation upon receiving medical note on the applicant's condition. Secretary of Interior Standards review was completed and found that the swimming pool did not impact the historical resource on the property. The Commission noted and filed the report.
- Gloria McClain - Invitation to tour Ulistac: The Commission requested the Ms. McClain work with Planning Division staff on possible dates in August/September for the tour. Ms. McClain commented that she will check on availability to tour the Agnews Museum.
- Authorize expenditure for Bronze Oval Plaques for Mills Act Properties
- **Motion/Action:** Motion was made by Luckinbill, seconded by Estes to approve the allocation of funds to purchase bronze plaques for 746 Madison Street and 584 Park Court (7-0-0-0).
- **Motion/Action:** Motion was made by Luckinbill, seconded by Estes to approve the expenditure of up to 10 pre-purchase of bronze plaques from the remainder of the 2015-16 budget (7-0-0-0).
- Review of Mills Act Contracts
- **Motion/Action:** Motion was made by Luckinbill, seconded by Estes that staff provides electronic copies of the Historical Survey and Evaluation reports on approved Mills Act Contract properties for review by the Commission (7-0-0-0).
- **Motion/Action:** Motion was made by Luckinbill, seconded by Estes that staff updated the list of Mills Act Contract properties to include the date of surveys for review by the Commission (7-0-0-0).
- Review of Public Information Handouts and Brochures
- **Motion/Action:** Motion was made by Estes, seconded by Hyams to find and organize the proofs of the public information handouts and brochures, and report back to the Commission (7-0-0-0).
- 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)
- The Commission asked staff to provide clarification on the Council direction to bring forth the Draft 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)

- Commissioner Estes discussed his interaction at the Architectural Committee and felt that written minutes would be beneficial to reflect Commission's concerns. He also noted concerns over projects being scheduled for the decision making body prior to the Commission taking final action on projects.
- **Motion/Action:** Motion was made by Estes, seconded by Luckinbill that the written Commission Minutes for projects are circulated to the decision making body. (7-0-0-0)
 - 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/Luckinbill and McKee as alternate)

iv. Commission Activities

- Commissioner Travel and Training Reports
- Month of May Historic Preservation Month Activities
 - Walking Tour May 31st: Commission Mahan reported the tour encompassed the around the area of the Women's Adobe, including the area bound by The Alameda, El Camino Real, Benton and Harrison Streets.
 - Public Information Display Case

v. Upcoming Agenda Items

- Franklin Post Office Update (Lorie Garcia) – TBD
 - Review of Street Name List (Lorie Garcia) – TBD
- The Commission added the following upcoming items:
- Review of Adopted Planning Fee Schedule – July
 - Election of Commission Officers – July
 - Review of Publications, CAMP and Technical Briefs – August

ADJOURNMENT

The meeting was adjourned at 10:33 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, July 9, 2015 at 7:00 p.m. in the City Council Chambers.

Prepared by: Yen Han Chen
 Yen Han Chen
 Associate Planner

Approved: Gloria Sciara
 Gloria Sciara, AICP
 Development Review Officer

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