



**MINUTES
Thursday, August 6, 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:

- **None**

1. CALL TO ORDER

The meeting was called to order at 7:14 p.m.

2. ROLL CALL

Commissioners Present: Chair Brian Johns, Priya Cherukuru, Stephen Estes, Robert Luckinbill, Jeannie Mahan and J.L. "Spike" Standifer

Commissioner Absent: Michael Hyams

Staff Present: Yen Chen, Associate Planner, Steve Le and Greg Qwan, Planning Interns

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) - 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 July 9, 2015.

Motion/Action: Motion was made by Luckinbill, seconded by Cherukuru to approve the Minutes of June 9, 2015 (6-0-0-1, Hyams absent)

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

8. PUBLIC MEETING ITEMS

8.A. File No.(s): **PLN2015-11149**
Location: 3045 Mauricia Avenue, a 5,720 square foot parcel located at the northeast corner of Mauricia Avenue and Woodhams Road, APN: 296-29-016; property is zoned Single-Family Residential (R1-6L)
Applicant: Top Shelf Construction
Owner: Shirdi Prem
Request: **Design Review** of an interior remodel and 69 square foot ground floor expansion, and 863 square foot second story addition resulting in a 2,574 square foot a four-bedroom single family residence.
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: Mr. Chen provided an overview of the project to the Commission. Commissioner Estes provided copies of an article by Ashen and Allen from AIA Journal, January 1960 discussing "merchant builder house" and case history on the Mackay House. He also provided a copies of a letter from docomomo_us noting concerns on historic and aesthetic significance of the Maywood Park neighborhood, and excerpt from Caltrans "Tract Housing in California 1945-1973" noting Ashen and Allen as an architect that could be considered "work of a master" when evaluating properties under National Register criterion.

Brent Gedryn of Top Shelf Construction representing the owner provided comments on the project. Chair Johns opened up the item for public comment. Seven members of the public spoke in opposition to the proposed project. It was noted by a resident that the Maywood Tract comprised of over 200 single story mid-century homes is 95 percent intact. There have been no 2nd second story additions in the tract since Year 2003. They requested that the Commission protect the area as historically significant resource. Neighbor to the north noted the proposed second story windows will overlook into their daughter's bedroom. The members of the public questioned the need for second story additions where others in the neighborhood have kept to single story additions. They requested the owner to consider filling-in the court yard area in front of the house to gain additional living area. The public comment period was then closed. The owners responding to comments noted their efforts to maintain the modern style architecture keep the court yard design and limit privacy impacts, and noted they have resided in the neighborhood for 15 years.

The Commissioners noted concerns over privacy, height, the change in roof slope and open balconies. The Commission concurred with the comments brought forth by the public. The Commission discussed options for the applicant to redesign. Commissioner Johns noted concerns over the impact of the proposal to the context of the neighborhood, and noted the change in uniformity to the roof and privacy impacts were of concern. He also noted the impact to the integrity of the residence is too great.

Motion/Action:

Motion was made by Luckinbill, seconded by Standifer that the Commission recommend denial the project, based on the public testimony. (6-0-0-1, Hyams absent)

Motion was made by Luckinbill, seconded by Estes that the public comments be listed and made available for consideration to the Architectural Committee. (6-0-0-1, Hyams absent)

“Seven members of the public spoke in opposition to the proposed project. It was noted by a resident that the Maywood Tract comprised of over 200 single story mid-century homes is 95 percent intact. There have been no 2nd second story additions in the tract since Year 2003. They requested that the Commission protect the area as historically significant resource. Neighbor to the north noted the proposed second story windows will overlook into their daughter’s bedroom. The members of the public questioned the need for second story additions where others in the neighborhood have kept to single story additions. They requested the owner to consider filling-in the court yard area in front of the house to gain additional living area.”

8.B. File No.(s): **PLN2015-11171**
 Location: 1770 Homestead Road, a 7,500 square foot parcel located on the south side of Homestead Road, approximately 460 feet west of Lincoln Street, APN: 269-19-056; property is zoned Single-Family Residential (R1-6L)
 Applicant: Rob Mayer
 Owner: Scott Grasmoen
 Request: **Historic Property Preservation Agreement (Mills Act)**
 CEQA Determination: Categorically Exempt per CEQA Section 15331, Historical Resource Restoration/Rehabilitation
 Project Planner: Greg Qwan, Planning Intern 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. Qwan summarized the proposal to the Commission and answered questions. The applicant provided a brief overview of the property and 10 year plan. Mr. Chen responded to the Commission questions on the City’s process for review of historic properties and Mills Act requests. No comments were received during public comment period.

Motion/Action: Motion was made by Luckinbill, seconded by Cherukuru to recommend that the City Council approve the project, subject to the proposed 10-year restoration and maintenance plan. (6-0-0-1, Hyams Absent)

8.C. File No.(s): **PLN2015-11250**
 Location: 490 Lincoln Street, a 54.21 acre cemetery site, location of office is between Lincoln Street and Jefferson Street, APN: 269-46-056; property is zoned Public / Quasi Public (B)
 Applicant: Richard Pennington
 Owner: Santa Clara University
 Request: **Design Review** for a Special Permit for a temporary office at the Santa Clara Mission Cemetery.
 CEQA Determination: Categorically Exempt per CEQA Section 15304, Minor Alterations to Land
 Project Planner: Steve Le, Planning Intern 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. Le introduced the project to the Commission and answered questions. The applicant presented the needs for the temporary office and the expansion to the existing office. Mr. Chen responded to the Commission questions on Special Permit provisions. No comments were received during public comment period.

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

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Election of Commission Officers
 - Item continued to September.
- Commission/ Board Liaison Assignments
 - Item continued to September.
- Projects that do not require HLC Review
 - Mr. Chen noted public's request that certain types of projects not require HLC review.
 - The Commission noted and filed the report, and request that this issue be brought back in January.
- Correspondence received for HLC
 - Plaque request for 610 Monroe Street – Beatrice Douthwaite
 - The Commission reviewed the request for a small bronze plaque. The Commission noted that a larger plaque would require an update to the Historical Survey and Evaluation report.
 - Motion was made by Estes, second by Luckinbill to approve the request for a small bronze plaque, subject to confirming the construction date. (6-0-0-1, Hyams Absent)
- Historical Preservation Ordinance Update
 - Mr. Chen noted that the Council is set to consider further actions on the proposed ordinance on August 18th.
- 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 (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
 - Lorie Garcia, Honorary City Historian, provided a talk at the Central Park Library on Agnews Development Center.
 - Mr. Chen noted opportunities for on-line training. He mentioned there are free OHP Webinars and California Preservation Foundation Webinars.
 - Mr. Chen commented that he will be attending the Preservation Education Workshop Series: Planner and Commissioner Training in Capitola on August 21, 2015.

v. Upcoming Agenda Items

- Review of Public Information Handouts and Brochures – September
- Review of Publications, CAMP and Technical Briefs – September

- Review of Mills Act Contracts – September
 - Special Meeting – Tour Ulistac and Agnew Cemetery Museum - September 12th
 - Franklin Post Office Update (Lorie Garcia) – TBD
 - Review of Street Name List (Lorie Garcia) – TBD
- The Commission added the following upcoming items:
- Review of projects that do not require HLC Review – January

ADJOURNMENT

The meeting was adjourned at 9:37 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, September 3, 2015 at 7:00 p.m. in the City Council Chambers.

Prepared by: 
Yen Han Chen
Associate Planner

Approved: 
Gloria Sciara, AICP
Development Review Officer

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