



**AGENDA
Thursday, November 5, 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:

- None

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 October 1, 2015.

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

8. PUBLIC MEETING ITEMS

- 8.A. File No.(s):** **PLN2015-11383**
Location: 1261 Benton Street, a 7,107 square foot parcel located on the north side of Benton Street approximately 140 feet east of Monroe Street, APN: 269-15-090; property is zoned Single Family Residential (R1-6L)
Applicant: Philip Liang / Ohashi Design Studio
Owner: Joana & Guy Hutchinson
Request: **Design Review** of a new two story residence with an attached two car garage, and demolition of the existing single story residence and detached garage. The proposed living area is 3,515 square feet with a potential for six bedrooms. The proposal is located within the Old Quad and is within 100 feet of listed resources.
CEQA Determination: Categorically Exempt per CEQA Section 15301(l)(1), Demolition of single-family residence, and CEQA section 15303(a), New Construction of single-family residence
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: Recommend redesign
- 8.B. File No.(s):** **PLN2015-11298**
Location: 564 Jefferson Street, a 8,580 square foot parcel located on the west side of Jefferson Street approximately 100 feet south of Market Street, APN: 269-35-034; property is zoned Single Family Residential (R1-6L)
Applicant: Salvatore Caruso
Owner: Kurt and Kim Chrestenson
Request: **Design Review** of a detached residential accessory unit in the rear yard of existing single family residence with a Historic Preservation Agreement (Mills Act Contract). The applicant is seeking reasonable accommodation to increase the square footage from the allowable 640 square feet to 750 square feet. The accessory unit includes a kitchen, one bedroom, and 1.5 bathrooms. The proposal is located in the Old Quad.
CEQA Determination: Categorically Exempt per CEQA section 15303(a), New Construction of single-family residence
Project Planner: Gregory Qwan, Planning Intern II
Staff Recommendation: Recommend approval, subject to conditions

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Commission photos to be taken for 2016 Calendar
- Election of Commission Officers
- Commission/ Board Liaison Assignments
- 2016 HLC Meeting Schedule
- Correspondence received for HLC
- CLG Annual Report 2014-2015
- Update on Draft Preservation Ordinance (verbal update)
- 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 (Standifer/Cherukuru as alternate)
[Fourth Monday of each month at 7:15 p.m. - Headen-Inman House]
- Historic Preservation Society of Santa Clara (Mahan/Vacant 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/Vacant as alternate)
- BART/ High Speed Rail/ VTA BRT Committee (Johns/Cherukuru as alternate)
- Zoning Ordinance Update (Johns/Hyams Alternate)
- Review of Mills Act Contacts Ad-hoc Committee (Johns, Hyams and Estes)
- Review of Publications, CAMP and Technical Briefs Ad-hoc Committee (Johns, Hyams and Estes)

iv. Commission Activities

- Commissioner Travel and Training Reports

v. Upcoming Agenda Items

- Mission Town Center Project – December
- Review of 2016 Work Program - December
- CLG Annual Report 2014-2015 Due January, 15, 2016 - January
- Application Fees and Projects not requiring HLC Review- January

ADJOURNMENT

Adjourn. The next regular Historical and Landmarks Commission meeting will be held on Thursday, December 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

I:\PLANNING\2015\HLC 2015\11.05.2015\HLC Agenda 11.05.15.doc