



**MINUTES
Thursday, December 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. 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.A. - Mission Town Center Project**

1. CALL TO ORDER

The meeting was called to order at 7:10 p.m.

2. ROLL CALL

Commissioners Present: Brian Johns, Priya Cherukuru, Stephen Estes, Michael Hyams, Jeannie Mahan and J.L. "Spike" Standifer.

Staff Present: Yen Chen, 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. Commissioner 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 – 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 November 5, 2015.

Motion/Action: Motion was made by Estes, seconded by Standifer to approve the Minutes of November 5, 2015 (6-0-0-0).

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

8. PUBLIC MEETNG ITEMS

8.A. Project title: **Mission Town Center Project**
File No.(s): **PLN2015-10980, PLN2015-10981, PLN2015-10982, and PLN2015-10983, CEQ2015-01188**
Location: 575, 611, 625, 645, 675 Benton Street, 3330, 3350, 3390, 3410 The Alameda; 1188, 1250 Sherman Street; 602 Fremont Street, a 5.7-acre site located at the intersection of Benton Street and El Camino Real; APNs: 230-07-002, 004, 009, 010, 013, 029, 031, 034, 038, 053, 059, and 060; property is zoned Light Industrial (ML), Single Family (R1-6L), Duplex (R2-7L), and Thoroughfare Commercial (CT)
Applicant/Owner: Irvine Company
Request: **Review of an Environmental Impact Report and Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program; General Plan Amendment to change the land use designation on the project site to Very High Density Residential (51-90 du/acre). The General Plan Amendment proposes to add text to define this land use designation and to add a policy allowing limited neighborhood commercial in the Santa Clara Station Very High Density Residential land use designation; Rezone from Light Industrial (ML), Single Family (R1-6L), Duplex (R2-7L), and Thoroughfare Commercial (CT) to Planned Development (PD), Vesting Tentative Parcel Map, and Development Agreement to allow construction of residential/mixed use development comprised of up to 385 apartment units, approximately 10,000 gsf of conditioned amenity and leasing space, and three distinct private open space areas. The proposed project also includes approximately 27,000 gsf of ground floor retail. The residential portion of the project would have an overall density of approximately 67 dwelling units per acre. The proposed project consists of a three- to five-story structure and that would range in height from approximately 48 to 80 feet. Parking is provided in a six-story parking structure with five levels of above-grade and one level of below-grade parking. The parking structure is proposed in the center of the project site and wrapped by the residential and retail uses. Access to the parking structure would be provided from Benton Street and El Camino Real. Other infrastructure improvements (i.e., sewer, water, and storm drainage) needed to serve the proposed project would also be constructed.**
CEQA Determination: Environmental Impact Report (SCH#2015032076)
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: Recommend approval, subject to conditions

Notice: The notice of public meeting for this item was posted within 500 feet of the site and was mailed to property owners within 500 feet.

Discussion: Mr. Chen provided an overview of the project to the Commission. Representatives from Irvine Company introduced the project and answered questions from the Commission. Mr. Ward Hill, Consulting Architectural Historian, discussed the Historical Architecture Evaluation Report with the Commission. Mr. Clinton Blount from Albion Environmental introduced the Cultural Resources Treatment plan and answered questions from the Commission. Mr. Chen conveyed Volunteer Architectural Advisor Craig Mineweaser's written correspondence regarding the proposal to the Commission. Lorie Garcia, City Historian's written correspondence was also provided to the Commission. In response to an e-mail inquiry from Sean deCourcy, State Historian II, Office of Historic Preservation, Mr. Chen provided the online link to the Draft EIR for Mission Town Center, copy of the Notice of Availability for public Review of an Environmental Impact Report and CEQAnet link to the project.

Chair Johns opened up the item for public comment. Four members of the public spoke in favor of the project based on the proximity to transit, removal of the mini-storage units, providing needed housing, retail, and bike access. The immediate adjacent neighbor noted that the Irvine Company answered every question and was respectful toward him and the neighbors. Other comments noted that the project is good for the neighborhood in that the project provides additional dining opportunities, housing and services. One supporter noted that the project, with a detailed Cultural Resources Treatment Plan, will help protect and preserve historical resources on the project site and provide valuable information on the area.

Nine members of the public spoke against the project. The speakers noted concerns over the ownership of the land, ground lease and wanted clarification on reassessment of the property taxes. Opponents noted that the existing General Plan did not contemplate the high density housing and the area needed to maintain the existing grid pattern found in the Old Quad. They noted the proposed project at 5 stories in height did not provide the proper transition to the existing residential neighborhood. The opposition stated the project will not preserve the history nor protect historic resources. They requested that the City Attorney review the processing of the application, provide opportunity for the Commission to review the Final EIR, have SHPO review, and provide Native American consultation. Members of the public requested that the density be reduced from 385 units to 250 units. The comments included following the current General Plan density and intensity of use, by lowering the height and reducing the units, provide and maintain the grid pattern. The residents noted that the grid pattern allowed better access to the transit station. Other members of the public noted that development proposals in the Old Quad will reduce the historical area and change the feel, ambiance of the area, and destroy historical resources. Residents of the Old Quad requested that there be a hold on development, including the superblock proposal. They noted that the height of the proposals should be reduced to 2-3 stories to protect the old town feel. The public comment period was then closed.

The Commission asked staff to address issues and concerns from the volunteer advisors on the CEQA process and Native American consultation. Mr. Chen noted that staff has provided proper noticing and has been in consultation with a Native American group on this project.

The Commission held a lengthy discussion on opportunities for the Commission, the State Historical Preservation Office and the public to comment on the DEIR. The Commission also discussed compatibility with the surrounding neighborhood, access through the project site and appropriateness to amend General Plan Amendment to accommodate higher density. The Commission commented that pedestrian access should be provided through the site to access the transit station. The Commission noted that the street pattern of the Old Quad should be retained. The Commission also discussed the boundaries of the Mission sites and other listed and historical resources such as the proximity to the Adobe and known archeological sites. Clinton Blount from Albion Environmental addressed questions on the Mission sites, recording and cataloging of Cultural Resources. The Commission inquired whether SHPO has been provided copies of the EIR to review and comment. The Commission wanted assurances from the City Attorney's office on the CEQA process and that the Commission is provided adequate time to review the DEIR, review SHPO's comments, and comply with State law with regards to the Native American consultation. The Commission also noted they wanted to review the Final EIR which includes responses to comment letters received on the DEIR.

Motion/Action:

Motion was made by Johns, seconded by Cherukuru that the written comments from Lorie Garcia and Craig Mineweaser, volunteer advisors, be submitted as official comments to the Draft Environmental Impact Report (6-0-0-0).

Motion was made by Johns, seconded by Mahan that the existing street grid is a character defining feature and is especially important due to the scale of the project, and therefore recommend that the existing blocks of Fremont and Sherman Streets be preserved if possible at least as pedestrian easements and walkways (6-0-0-0).

Motion was made by Johns, seconded by Hyams that the mitigation measures to relocate the two historical houses at 3370 and 3410 The Alameda outside of the Old Quad or demolition of the structures is not acceptable (6-0-0-0).

Motion was made by Johns, seconded by Estes that the project is not consistent with the existing General Plan with regards to massing, height, density, and is not compatible with the surrounding neighborhood, and therefore recommends redesign of the project (6-0-0-0).

Motion was made by Johns and seconded by Cherukuru to continue this item to January 7, 2016 HLC for further discussion pending feedback from staff and City Attorney regarding the CEQA process (6-0-0-0).

9. OTHER BUSINESS**9.A. Commission Procedures and Staff Communications****i. Announcements/Other Items**

- Correspondence received for HLC
 - None
- Update on Draft Preservation Ordinance (verbal update)
 - Mr. Chen noted that staff has obtained State Office of Historic Preservation comments on the Draft Ordinance. The Commission requested copy of the SHPO's comments if available.
- 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)
 - Commissioner Hyams reported on the relocation of the Larder House to the Triton Museum

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/Johns as alternate)
[Second Friday of each month at 10:00 a.m. - Harris Lass Preserve]
- Old Quad Residents Association (Hyams/Mahan as alternate)
 - OQRA elected new officers.
- Architectural Committee (Mahan / Johns as alternate)
- Agnews Historic Cemetery Museum Committee (Standifer/Hyams as alternate)
- BART/ High Speed Rail/ VTA BRT Committee (Johns/Cherukuru as alternate)
- Zoning Ordinance Update (Johns/Hyams Alternate)
- Review of Mills Act Contracts Ad-hoc Committee (Johns, Hyams and Estes)
- Review of Publications, CAMP and Technical Briefs Ad-hoc Committee (Cherukuru, Mahan and Estes)

iv. Commission Activities

- Commissioner Travel and Training Reports
 - Commissioner Standifer toured the Officer's Club at the Presidio in San Francisco

v. Upcoming Agenda Items

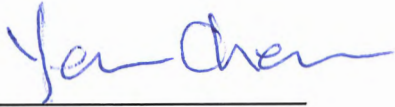
- Election of Commission Officers - January
- Commission/ Board Liaison Assignments - January
- Review of 2016 Work Program - January

- CLG Annual Report 2014-2015 Due January, 15, 2016 - January
- Application Fees and Projects not requiring HLC Review- January

ADJOURNMENT

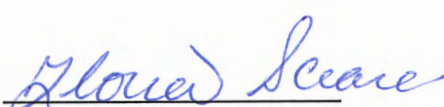
The meeting was adjourned at 11:09 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, January 7, 2016 at 7:00 p.m. in the City Council Chambers.

Prepared by:



Yen Han Chen
Associate Planner

Approved:



Gloria Sciara, AICP
Development Review Officer

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