



**AGENDA
Thursday, February 4, 2016
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.:** PLN2015-10980, PLN2015-10981, PLN2015-10982, and PLN2015-10983, CEQ2015-01188 / 575, 611, 625, 645, 675 Benton Street, 3330, 3350, 3390, 3410 The Alameda; 1188, 1250 Sherman Street; 602 Fremont Street
- **Agenda Item No. 8.B.:** PLN2015-11539 / 564 Jefferson Street
- **Agenda Item No. 8.C.:** PLN2015-11469 / 1627 Monroe Street
- **Agenda Item No. 8.E.:** PLN2015-11519 and PLN2015-11520 / 820 Civic Center Drive

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 January 7, 2016.

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

8. PUBLIC MEETING 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 project includes a **Street Vacation** of a portion of Fremont Street east of The Alameda and a portion of Sherman Street north of Benton Street. 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 five-story above-grade parking structure. 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 City Council approval, subject to conditions
- 8.B. File No.(s): **PLN2015-11539**
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** to allow 108 square foot addition to existing 1,983 square foot single story residence resulting into a 2,091 square foot living area with a potential for 3 bedrooms. The addition expands the master bedroom and new porch along the northern façade of the existing residence. The property is located in the Old Quad and has a Historic Preservation Agreement (Mills Act Contract).

CEQA Determination: Categorically Exempt per CEQA section 15331, Historical Resource Restoration/Rehabilitation

Project Planner: Gregory Qwan, Planning Intern II

Staff Recommendation: Recommend City Council approval, subject to conditions

8.C. File No.(s): **PLN2015-11469**

Location: 1627 Monroe Street, a 10,965 square foot vacant parcel located on the east side of Monroe Street, 125 feet north of Civic Center Drive, APN: 224-26-062; Property is zoned Single Family Residential (R1-6L)

Applicant: Samir Sharma

Owner: 1627 Monroe LLC

Request: **Design Review** of a Planned Development. The property will be rezoned to allow the construction of three two-story residences. The existing vacant parcel will be subdivided into 3 lots.

CEQA Determination: Categorically Exempt per CEQA Section 15332 – In-Fill Development Projects

Project Planner: Jeff Schwilk, AICP, Associate Planner

Staff Recommendation: Recommend City Council approval, subject to conditions

8.D. File No.(s): **PLN2015-11473**

Location: 1127 Chapel Drive, a 5,775 square foot lot, located on the east side of Chapel Drive, 65 feet north of Benton Street, APN: 269-11-016; property is zoned Single Family Residential (R1-6L)

Applicant: 3 Point Construction

Owner: Peter Facione

Request: **Design Review** of proposed 600 square foot ground floor and 992 square foot second floor additions to an existing 1,158 square foot three-bedroom, one-bathroom residence, resulting in a five-bedroom, three-bathroom home.

CEQA Determination: Categorical Exemption per CEQA Section 15303 - New Construction or Conversion of Small Structures

Project Planner: Jeff Schwilk, AICP, Associate Planner

Staff Recommendation: Recommend approval, subject to conditions

8.E. File No.(s): **PLN2015-11519 and PLN2015-11520**

Location: 820 Civic Center Drive, a 0.36-acre parcel located at the southwest corner of Civic Center Drive and Alviso Street, APN: 224-29-022; Project site is zoned PD (Planned Development)

Applicant/Owner: Michael Fisher

Request: **Design Review** of proposed PD Rezone Amendment of a 0.36 acre site for the preservation of an existing house and the construction of three additional two-story single family homes and a detached garage

CEQA Determination: Categorically Exempt per CEQA Section 15332 – In-Fill Development Projects

Project Planner: Jeff Schwilk, AICP, Associate Planner

Staff Recommendation: Recommend City Council approval, subject to conditions

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Correspondence received for HLC
- Election of Commission Officers
- Commission/ Board Liaison Assignments
- Update on the Bell Award (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/Johns 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/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

v. Upcoming Agenda Items

- Month of May Historic Preservation month Activities – March
- Walking Tour – April
- City Hall East Wing Display Case - April
- Review of Public Information Handouts and Brochures – TBD
- Review of Publications, CAMP and Technical Briefs - TBD
- Review of Mills Act Contracts - TBD
- Projects not requiring HLC Review- TBD
- Review of Street Name List – TBD

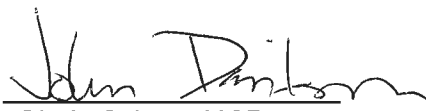
ADJOURNMENT

Adjourn. The next regular Historical and Landmarks Commission meeting will be held on Thursday, March 3, 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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