



**MINUTES
Thursday, January 7, 2016
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 7:03 p.m.

2. ROLL CALL

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

Commissioners Absent: Priya Cherukuru

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

- Lou Faria requested that notice for Mission Town Center project include interested parties. He then requested that the Bell Award for the best restored home be restarted.

- Mr. Chen noted individuals on the interest list for the MTC project will be noticed for future meetings.
- The Commission asked staff to provide background information on the program at the next HLC meeting.

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.

Motion/Action: Motion was made by Hyams, seconded by Estes to approve the Minutes of January 7, 2016 (6-0-0-1, Cherukuru).

*******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 noted on December 3, 2015, the proposed project was presented to the Historical and Landmarks Commission. The item is being continued to HLC February 4, 2016 meeting to allow the City to respond to comments on the Draft EIR and complete the Final EIR.

Mr. Chen noted that notices for the public meeting in February will be posted within 500 feet of the site and mailed to property owners within 500 feet. He also noted that those individuals on the interest list will be noticed for the meeting.

Motion/Action:

Motion was made by Mahan, seconded by Estes to continue this item to February 4, 2016 meeting (6-0-0-1, Cherukuru).

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- CLG Annual Report 2014-2015 Due January, 15, 2016
 - Mr. Chen reviewed the draft report with the Commission. He noted that staff will follow up with the training and attendance.
 - Motion was made by Estes, seconded by Hyams to approve the CLG Annual Report for 2014-2015, subject to clarification on the training and attendance by staff (6-0-0-1, Cherukuru).
- Election of Commission Officers
 - Continued to February meeting
- Commission/ Board Liaison Assignments
 - Continued to February meeting
- Review of 2016 Work Program
 - Bell Award for best restored home (*Item Added*)
 - Review of Street Names List
 - Application Fees and Projects not requiring HLC Review
 - Review of Publications, CAMP and Technical Briefs
 - Review of Public Information Handouts and Brochures
 - Review of Mills Act Contracts
 - Month of May Historic Preservation month Activities
 - Walking Tour
 - City Hall East Wing Display Case
- Correspondence received for HLC
 - Email from Joe Hastings dated December 23, 2015
 - Mr. Washburn asked for the HLC assistance on 410 Lafayette Way appeal.
 - The Chair Johns noted the item came before the Commission last year. Commissioner Hyams noted the lack of neighborhood interest at that time.
- 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 (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

- Mission Town Center Project – February
- HLC representation at Planning Commission – February *(Item added)*

ADJOURNMENT

The meeting was adjourned at 8:54 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, February 4, 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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