



**MINUTES
Thursday, March 3, 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 No. 8.A.:** PLN2014-10253 / CEQ2014-01171 / Alviso and Franklin Streets
- **Agenda Item No. 8.B.:** PLN2015-11438 / 1479 and 1485 Bellomy Street

1. CALL TO ORDER

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

2. ROLL CALL

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

Commissioners Absent: None

Staff Present: Debby Fernandez, Associate Planner and 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 – By Consensus, the Commission continued Item 7.A. and Item 8.B.
 - Chair Johns requested Item 7.A. be continued.
 - Property owner requested Item 8.B. be continued.
- 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 February 4, 2016.

Motion/Action: By consensus under Item 5.B., this item was continued.

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

8. PUBLIC MEETING ITEMS

8.A. File No.(s):	PLN2014-10253 / CEQ2014-01171
Project title:	Franklin and Alviso Streets Partial Vacation Project
Location:	Franklin Street from the extension of the westerly right-of-way line of the Alameda to the extension of the easterly right-of-way line of Lafayette Street, and Alviso Street from the extension of the southerly right-of-way line of Benton Street to the extension of the northerly right-of-way line of Franklin Street; totaling an area of approximately 1.916 acres
Applicant:	Santa Clara University
Owner:	City of Santa Clara
Request:	Partial Vacation of Franklin and Alviso Streets to convert the right-of-way of two public roadway segments into a landscaped pedestrian mall to physically link the main University campus to existing University operations on the north side of Franklin Street between Lafayette Street and The Alameda.
CEQA Determination:	Initial Study/ Mitigated Negative Declaration
Project Planner:	Debby Fernandez, 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: Ms. Fernandez provided a background summary of the project application and overview of the planned project improvements. Chris Shay, Santa Clara University Assistant Vice President of University Operations provided a PowerPoint presentation and detailed the project goals and financial investment in the acquisition of the public right-of-way segments from the City and illustrated the physical improvements planned for conversion of the public right-of-way into a publically accessible landscaped pedestrian mall. Commissioner Johns asked about the plans for the art-deco period light fixtures and expressed a preference for retaining the period fixtures. Mr. Shay responded it is the University’s intent to retain the style of the existing light fixtures, and if possible rehabilitate the existing light standards, with any future replacement and stated that the cadence (spacing) may be different due to placement of utilities not yet determined. Commissioner Cherukuru asked about the type of landscaping to be installed as part of the planting scheme for the pedestrian mall. Mr. Shay stated that a drought tolerant planting scheme, as well as the retention of the existing trees along Franklin and Alviso Streets is planned for incorporation into the landscape plan for City review and approval.

Chair Johns opened up the item for public comment. Lorie Garcia, Honorary City Historian spoke in support of the proposed project and briefly noted the history of Franklin and Alviso Streets. The public hearing was then closed.

Motion/Action:

Motion was made by Cherukuru, seconded by Mahan (7-0-0-0) to recommend that:

- 1) City Council approve the a partial vacation of Franklin and Alviso Streets to convert the right-of-way of two public roadway segments into a landscaped pedestrian mall to physically link the main University campus to existing University operations on the north side of Franklin Street between Lafayette Street and The Alameda.
- 2) The proposed project to modify portions of Franklin Street and Alviso Street is consistent with the polices set forth in the 2010-2035 General Plan in that the proposed project would convert portions of the existing roadways to landscaped pedestrian and bicycle priority corridors that visually and physically link the Santa Clara Transit Station to the Downtown, while maintaining the appearance of the historic street pattern of the Old Quad and the unobstructed sight lines to surrounding land uses, with development precluded development within the City reserved public utility, emergency vehicle, public vehicle ingress/egress, and pedestrian access easements; and recommend approval of the proposed physical improvements as described herein an subject to conditions as attached.
- 3) The University provide an interpretive display commemorating the former trolley system connecting The Alameda (formerly Grant Street) to Main Street along Franklin Street, within the project boundaries in a manner acceptable to the Director of Planning and Inspection, as a project condition of approval.
- 4) The existing 1920's-1930's art-deco style street lighting fixtures be rehabilitated and used in the project.

8.B. File No.(s):

PLN2015-11438

Location:

1479 and 1485 Bellomy Street, an 8,227 square foot parcel located on the north side of Bellomy Street, approximately 50 feet east of Jefferson Street, APN: 269-35-054; property is zoned Single Family Residential (R1-6L)

Applicant:

Charles Brown

Owner:

Julie Salinas

Request:

Design Review to allow relocation of the 1479 Bellomy Street house two feet to the east, reconstruction of a basement living area, and interior remodel of the first floor of a single family dwelling, along with demolition of an existing one car detached garage and replacement construction of a new 330 square foot detached garage. The Project includes a request for **Listing on the City's List of Architecturally or Historically Significant Properties** and **Mills Act Contract** for the house at 1479 Bellomy Street, and a Rezone of the property from R1-6L to PD and Tentative Map to subdivide the property into two separate parcels. The house at 1485 Bellomy Street will remain unchanged.

CEQA Determination:

Categorically Exempt per CEQA Sections' 15301 – Existing Facilities, Section 15302 – Replacement or Reconstruction, and Section 15303 – New Construction or Conversion of Small Structures

Project Planner:

Jeff Schwilk, AICP, Associate Planner

Staff Recommendation: Recommend continuance for redesign

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.

Motion/Action: By consensus under Item 5.B., this item was continued.

8.C. File No.(s): **PLN2015-11532**
Location: 746 Madison Street, a 9,120 square foot parcel located on the west side of Madison Street, 103 feet north of Santa Clara Street, APN: 269-26-050; Property is zoned Single Family Residential (R1-6L)
Applicant: Rob Mayer, Architect
Owners: Sigrid Jacobsen and Mike Neunfinger
Request: **Design Review** of proposed modifications to a Mills Act property, including demolition of a 560 square foot rear portion of the existing house, a detached shed and a carport; and, relocation of the house approximately 16 feet toward the front of the lot onto a new foundation, replacement construction of the front porch deck and a new two story rear addition resulting in a four-bedroom, two and one half bathroom residence.
CEQA Determination: Statutorily Exempt per CEQA Section 15270 – Projects Which Are Disapproved
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Recommend continuance for redesign**

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 Cherukuru asked for clarification on the CEQA Determination. Staff discussed the use of different Categorical Exemptions depending on whether it is for study purposes or a historical rehabilitation project. Mr. Rob Mayer, Architect, made a presentation on the project. The Commission discussed the possibility that the proposal would affect the status of the Historic Preservation Agreement (Mills Act). Lorie Garcia, Honorary City Historian, noted that the relocation of the home on the site would affect the integrity of the listed resource. She noted that the house is original to the location within the block. The Commission had a lengthy discussion in detail the effect of moving the structure forward on the site. The Commission also discussed in detail the second story addition. Mr. Mayer noted his opinion on the original layout and structure of the original second story that was lost in a fire.

Chair Johns opened up the item for public comment. Tim Konkle, 710 Madison Street, spoke in support of the project and noted the history of the neighborhood. Lorie Garcia spoke briefly on the role of the Commission. The public hearing was then closed.

Motion/Action:

Motion was made by Hyams, seconded by Estes (3-3-1-0, Cherukuru/Mahan/Standifer opposed, Leung abstained) that reducing the setback by moving it forward can be allowed under the SIS rehabilitation project without sacrificing the historic integrity.

Motion was made by Hyams, seconded by Estes (6-0-1-0, Leung abstained) that the second-story addition as a rehabilitation project be differentiated, in addition the scale of the detailing, through the size of roof shingle and narrower gage of siding, such effect that the architect can contrive to give distance from the front.

Motion was made by Estes, seconded by Hyams (6-0-1-0, Leung abstained) the portion of the structure that is invisible from the front on the rear of the house may be changed without harming the significance of this house for the purposes of its local designation.

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

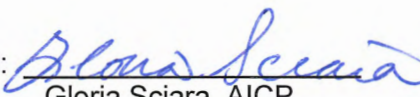
- Correspondence received for HLC
- Election of Commission Officers

- **Motion/Action:** Motion was made by Hyams, seconded by Estes (7-0-0-0) for Brian Johns to be Chair and Jeannie Mahan to be Vice Chair.
- Commission/ Board Liaison Assignments
- **Motion/Action:** Motion was made by Estes, second by Cherukuru (7-0-0-0) for Patricia Leung to replace Brian Johns as alternate liaison to the Historic Preservation Society.
- Month of May Historic Preservation month Activities (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 Leung 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)
 - Johns handed out a list of "What We Want to Accomplish" and reviewed the four categories. Cherukuru suggest review of ordinance requirements. The Commission requested updated inventory on CD.
 - Review of Publications, CAMP and Technical Briefs Ad-hoc Committee (Cherukuru, Mahan and Estes)
- iv. **Commission Activities**
 - Commissioner Travel and Training Reports
 - **Motion/Action:** Motion was made by Estes, seconded by Mahan (7-0-0-0) for Commissioner Cherukuru to attend the California Preservation Conference at the Presidio in San Francisco.
 - **Motion/Action:** Motion was made by Estes, seconded by Hyams (7-0-0-0) for Commissioner Standifer to attend the 41st California Preservation Conference at the Presidio in San Francisco.
 - Lorie Garcia will be providing a talk on Alice Hare at the City Library on March 23rd
 - Cherukuru attended an advance CEQA workshop on February 26th.
- v. **Upcoming Agenda Items**
 - 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

The meeting was adjourned at 11:15 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, April 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