



**MINUTES
Thursday, May 5, 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.B.:** PLN2015-11438 / 1479 and 1485 Bellomy Street
- **Agenda Item No. 9.A.i.:** Private Street Names for Santa Clara Square Project

1. CALL TO ORDER

The meeting was called to order at 7:04 p.m.

2. ROLL CALL

Commissioners Present: Brian Johns, Stephen Estes, Patricia Leung, Michael Hyams, J.L. "Spike" Standifer, and Priya Cherukuru. Jeannie Mahan was absent for Items 1 thru 7 while attending Charter Review Committee.

Staff Present: Jeff Schwilk, AICP, 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 and noted the agenda is also available on the City's website.

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 – By Consensus, the Commission accepted request to take Item 9.A.i. – Street names for Santa Clara Square Project out of order.

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: Motion was made by Estes, seconded by Mahan to approve the Minutes of February 4, 2016 with addition of "on historic grounds" on Items 8.C. and 8.D. (6-0-0-1, Mahan absent).

7.B. Approval of Historical and Landmarks Commission Minutes for the meeting of March 3, 2016.

Motion/Action: Motion was made by Estes, seconded by Mahan to approve the Minutes of March 3, 2016 with the clarification that Commissioners Cherukuru and Standifer were authorized to attend the California Preservation Conference (6-0-0-1, Mahan absent).

7.C. Approval of FY 2016-17 Commission Budget

Motion/Action: Motion was made by Estes, seconded by Leung to approve the FY 2016-17 Historical and Landmarks Commission Budget (6-0-0-1, Mahan absent).

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

8. PUBLIC MEETNG ITEMS

8.A. File No.(s):	PLN2016-11717
Location:	1160 Jackson Street, a 9,150 square foot parcel located on the west side of Jackson Street approximately 110 feet south of Fremont Street, APN: 269-15-083; property is zoned Single Family Residential (R1-6L)
Applicant/Owner:	Mia Fitch
Request:	Design Review to allow 78 square foot addition at the rear of an existing 3,156 square foot two story residence with 6 potential bedrooms. The addition expands the existing kitchen and removes the existing lower and upper floor covered porches. 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:	Yen Chen, 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: Mr. Chen provided a background summary of the project application and overview of the planned improvements. Craig Mineweaser representing the Owner noted that no historic fabric was being removed. Mia Fitch, owner, then provided a brief presentation. Commissioner Estes asked for clarification on the shaded area on the back elevation. Chair Johns opened up the item for public comment. Lorie Garcia, Honorary City Historian spoke in support of the proposed project. She supported the request for a larger bronze plaque. The public hearing was then closed.

The owner noted that she would be willing to come back with an updated preservation plan at a future HLC meeting.

Motion/Action:

Motion was made by Cherukuru, seconded by Mahan (7-0-0-0) to recommend approval to the Zoning Administrator subject to the following conditions:

- 1) Develop a Preservation Plan check list that includes the Feature, Description and Condition, and Treatment.
- 2) The Preservation Plan will be added into the drawings and reproduced in table format.
- 3) The drawings will be revised to include pre-construction documentation of all character-defining original material, and where appropriate to include some architectural details, such as a cross-section of a piece of trim or siding, dimensions or photographs depending on the complexity of the contributing element and the proposed reuse.
- 4) Updated preservation plan to be reviewed at a future HLC meeting.
- 5) Approval of a small bronze plaque with corrected date of construction. A larger bronze plaque request would need to be reviewed at a future HLC meeting.

8.B. File No.(s):

PLN2015-11438

Location:

1479 and 1485 Bellomy Street, a 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:

Robert and 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 Historic Preservation Agreement (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, and Section 15331 – Historical Resource Restoration/Rehabilitation

Project Planner:

Jeff Schwilk, AICP, Associate Planner

Staff Recommendation:

Recommend approval of design, historic listing, and Mills Act Contract, 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: Mr. Schwilk provided an overview of the project to the Commission. The owners addressed the Commission and answered questions. The Commission discussed in the effect of moving the structure on the site. Chair Johns opened up the item for public comment. Lorie Garcia, Honorary City Historian spoke in support of the proposed project. She noted that a lateral move of 2 feet is much different than moving the property forward on the property. She commented that the relocation of the home on the site would not affect the integrity of the resource. Craig Mineweaser representing the owner addressed the comments on preservation treatment plan. Commission Johns commented that the preservation effort, the rehabilitation plan, should be clearly called out in the Mills Act Contract and drawings. The public hearing was then closed.

Commissioner Johns commented the rezoning to Planned Development is an appropriate use for this preservation project. He noted the uniqueness of historical properties within the Old Quad.

Motion/Action:

Motion was made by Estes, seconded by Cherukuru to recommend approval of the project as a rehabilitation project with added detail of the lower basement area (7-0-0-0).

Motion was made by Estes, seconded by Leung to recommend that 1479 Bellomy Street be added to the City's List of Architecturally or Historically Significant Properties (7-0-0-0).

Motion was made by Cherukuru, seconded by Standifer to recommend that 1479 Bellomy Street be approved for Historic Preservation Agreement (Mills Act Contract) (7-0-0-0).

Motion was made by Cherukuru, seconded by Estes to recommend that 1479 Bellomy Street be approved for a small bronze plaque with the approval of the Mills Act contract (7-0-0-0).

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Donna Marenca, President Santa Clara Woman's Club – Presentation on Pena Adobe, seeking information on grant/funding for preservation and upkeep of Adobe.
 - Commissioners noted general support for the preservation and upkeep of the Adobe.
 - Mr. Chen noted past Commission actions included generating support letters for other preservation projects within the City.
- Private Street Names Request by Irvine Company – Santa Clara Square Project at Augustine Drive and Bowers Avenue
 - Applicant made a request for two private street names, including two alternative names.
 - The Commission discussed the requested names and rejected the proposed names. The Commissioners requested that names from the existing City approved street name list be considered.
 - **Motion/Action:** Motion was made by Cherukuru, seconded Standifer to consider street names from the City's approved list of street names, or Market Place and Los Arboles as suitable names for the development (4-3-0-0, Johns, Hyams, Estes opposed).
- Correspondence received for HLC
- Nominations – California Preservation Foundation 2016 Awards
- Review of Public Information Handouts and Brochures
- Month of May Historical Preservation Month activities – Theme – “This Place Matters”
 - **Motion/Action:** Motion was made by Estes, seconded by Leung to authorize the expenditure for Community Outreach - Advertisement in SC Weekly in the amount up to \$1,000 (7-0-0-0).
 - City of Santa Clara Proclamation
 - The Commission viewed the display at City Hall entrance on Charles Copeland Morse and the C.C. Morse Seed Company during the break after Item 8. The Commission thanked Lorie Garcia and Patricia Mahan for setting up the display.
 - Lecture on May 24, 2016 at Main Library - Charles Morse life and contributions to the City
- 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/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)
 - Commissioner Johns reviewed handout "What We Want to Accomplish"
- Review of Publications, CAMP and Technical Briefs Ad-hoc Committee (Cherukuru, Mahan and Estes)
 - Commissioner Cherukuru provided recommendations on Possible Categories of Publications.

iv. Commission Activities

- Commissioner Travel and Training Reports
 - Commissioner Johns and Mr. Chen attended the California Preservation Conference – Presidio of San Francisco April 16-20, 2016. They provided a brief report on the conference.
 - **Motion/Action:** Motion was made by Mahan, seconded by Cherukuru to authorize Commissioner Johns and two additional Commissioners to attend CPF Training Workshop – A Crash Course in Night Photography at a Celebrated, Historic Cemetery June 18, 2016 (6-0-0-1, Standifer absent)

v. Upcoming Agenda Items

- Review of Mills Act Contracts - TBD
- Projects not requiring HLC Review- TBD
- Review of Street Name List – TBD
- Commission Training to be provided by Honorary City Historian – TBD (*Item added*)

ADJOURNMENT

The meeting was adjourned at 10:14 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, June 2, 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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