



**AGENDA
Thursday, December 1, 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:

- None

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 and City website 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 November 3, 2016.

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

8. PUBLIC MEETING ITEMS

- 8.A. File No.(s):** **PLN2015-11593**
Location: 1667 Jackson Street, a 9,375 square foot lot located midblock on Jackson Street between Reeve Street and Civic Center Drive. APN: 224-26-015; property is zoned R1-6L-Single Family.
Applicant: Tom Nguyen
Owner: Vi Vu
Request: **Design Review** to allow a 723 square foot rear addition and an interior remodel to an existing 1,737 square foot two-story residence, along with a new 480 square foot detached garage and a new 640 square foot detached accessory unit with 120 square foot porch. The proposal also include a Zoning Administrator Modification to increase the accessory unit maximum height from 14 feet to 16 feet and increase the maximum area for detached accessory building from 480 square feet to 600 square feet.
CEQA Determination: Categorically Exempt per CEQA Section 15331 – Historical Resource Rehabilitation
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 8.B. File No.(s):** **PLN2016-11844**
Location: 1777 Lafayette Street, a 1.58 acre parcel located on the eastside of Lafayette Street, approximately 300 feet north of Civic Center Drive, APN: 224-74-039; property is zoned Planned Development (PD)
Applicant: Majid Azadeh
Owner: James Boggs
Request: **Design Review** of the removal and replacement of existing translucent skylight panels to install new skylights consistent with the Secretary of Interior Standards for Rehabilitation. The property has a Historical Preservation Agreement (Mills Act Contract).
CEQA Determination: Categorically Exempt per CEQA Section 15331 – Historical Resource Rehabilitation
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions
- 8.C. File No.(s):** **PLN2016-11957**
Location: 1770 Homestead Road, a 7,560 square foot lot located on the south side of Homestead Road, approximately 460 feet west of Lincoln Street, APN: 269-19-056; property is zoned R1-6L-Single Family.
Applicant: Gustavo Rojas
Owner: Scott Grasmoen
Request: **Design Review** to allow a 369 square foot rear addition on the first floor, a 100 square foot addition on the second floor, and interior remodel of an existing 2,062 square foot two-story residence with a 400 square foot detached garage and 480 square foot non-habitable basement. The property is in the Old Quad and has a Historical Preservation Agreement (Mills Act Contract).
CEQA Determination: Categorically Exempt per CEQA Section 15331 – Historical Resource Rehabilitation
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve**, subject to conditions

8.D. File No.(s): **PLN2016-12248**
Location: 1464 Lexington Street, an approximately 7,500 square foot parcel located at the corner of Jefferson Street and Lexington Street, APN: 269-26-044; property is zoned R1-6L-Single Family.
Applicant/Owner: Rob Mayer/ Adam Thompson
Request: **Variance** to construct a new garage of 744 square feet and split level secondary dwelling of 640 square feet to the rear of the property, with an extended height of 23'-3".
CEQA Determination: Categorically Exempt per CEQA Section 15331 – Historical Resource Rehabilitation
Project Planner: Fahteen Khan, Assistant Planner
Staff Recommendation: **Deny**

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- CLG Annual Report 2015-2016 Due January, 13, 2017
- Correspondence received for HLC
- 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/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)
- 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

- Projects not requiring HLC Review- TBD
- Review of Street Name List – TBD
- Commission Training – TBD (Lorie Garcia)

ADJOURNMENT

Adjourn. The next regular Historical and Landmarks Commission meeting will be held on Thursday, January 5, 2016 at 7:00 p.m. in the City Council Chambers.

Prepared by: Yen Han Chen
 Yen Han Chen
 Associate Planner

Approved: Gloria Sciara
 Gloria Sciara, AICP
 Development Review Officer