



**MINUTES  
Thursday, November 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:

• **None**

**1. CALL TO ORDER**

The meeting was called to order at 7:02 p.m.

**2. ROLL CALL**

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

Staff Present: Jeff Schwilk, Associate Planner

**3. DISTRIBUTION OF AGENDA AND STAFF REPORTS**

Copies of current agendas and staff reports for each of the items on the agenda were made available from the Planning Division office and City website on the Friday afternoon preceding the meeting and were available at the Commission meeting at the time of the hearing.

**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 (requests for agenda items to be taken out of order) - None

**6. ORAL PETITIONS/ANNOUNCEMENTS AND COMMUNICATIONS**

Members of the public were provided an opportunity to address the Commission on any item not on the agenda.

Resident Lou Faria addressed the Commission on the property at 1591 Homestead Road, at the northeast corner of Homestead Road and Lincoln Street. Mr. Faria stated that an exterior staircase at the rear of the house was removed by the owners without a permit, and there was some question by the City about whether

this staircase had to be reconstructed to meet emergency egress codes. Mr. Faria noted that he is opposed to reconstruction of the staircase as it can lead to duplex or student housing use of the property. Mr. Faria handed out codes he obtained from the City to demonstrate that an outside staircase is not required as long as window egress is sufficient.

Mr. Faria announced that coordination is underway for the City's Annual Historic Home Tour scheduled for the first weekend in December (December 2<sup>nd</sup> evening and Saturday afternoon, December 3<sup>rd</sup>). He requested that anyone interested in acting as a docent for the event contact Commissioner Mahan.

Steven Estes noted that he and his family had just returned from a vacation to Oregon, and he had observed along Highway 5 that nearly every small town had a brown sign on Highway 5 directing traffic to their named historic districts. He further commented that Santa Clara has at least one de-facto historic district, but no such signs.

Resident Martin Bell, who lives behind the Mariani's Inn and Restaurant on El Camino Real, then addressed the Commission with his request to call to the City's attention the proposal to demolish commercial buildings on El Camino Real for and replace them with new development. Mr. Bell noted the proposal would demolish an older interesting hexagonal commercial building that had previously served as the Lazy Boy Furniture Gallery, and would also demolish two-story Eichler-like apartment buildings. Chair Johns, Commissioner Estes and Commissioner Cherukuru each provided clarification of the Commission's role in development review and the City's project review process.

**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 October 6, 2016.

**Motion/Action:** Motion was made by Commissioner Estes and seconded by Commissioner Hyams to approve the Minutes of October 6, 2016, subject to correction of the misspellings of Commissioner Hyams last name (7-0-0-0).

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

**8. PUBLIC MEETNG ITEMS**

<b>8.A. File No.(s):</b>	<b>PLN2015-11519</b>
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:	<b>Design Review</b> of minor interior and exterior remodel to ground floor of existing house, including the installation of two French doors, the replacement of exterior stair access to basement with a new interior stairwell, and reduction of a laundry room area to increase an adjacent dining room space.
CEQA Determination:	Categorically Exempt per CEQA Section 15331 – Historical Resource Rehabilitation
Project Planner:	Jeff Schwilk, AICP, Associate Planner
<b>Staff Recommendation:</b>	<b>Recommend Approval</b> , 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 request to the Commission. The Commission reviewed written recommendation from Craig Mineweaser. Chair Johns opened up the item for public comment.

The applicant, Michael Fisher, addressed the Commission to clarify that the house basement currently has an interior stairwell access and exterior storm door access. Mr. Fisher explained that the exterior storm door access point to the basement will have to be removed in order to facilitate the subdivision and construction of the project as approved. Commissioners' Johns and Mahan noted their support for the project, noted their concerns about the potential impacts of future development near the site upon the historic integrity of the existing house, and encouraged the property owner to seek historic listing for the existing house.

**Motion/Action:** Motion was made by Commissioner Estes and seconded by Commissioner Cherukuru, with Commissioner Hyams opposed, to recommend approval of the project design modifications to the existing house to the Architectural Committee, and to encourage the property owner to seek historic listing for the existing house (6-1-0-0).

## **9. OTHER BUSINESS**

### **9.A. Commission Procedures and Staff Communications**

#### **i. Announcements/Other Items**

- Correspondence received for HLC
  - None
- HLC Schedule of Meetings for Year 2017
  - Motion was made by Commissioner Cherukuru, seconded by Commissioner Mahan and unanimously carried to approve the 2017 meeting schedule.
- Historical Preservation Ordinance Update (verbal update)
  - Mr. Schwilk noted a draft was sent to the State Office of Historic Preservation (OHP) in September, 2016, and staff is awaiting a return of review comments by OHP. The Commission requested that a copy of OHP's comments be provided to the Commission when they are received by staff.
- 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)
  - Mr. Schwilk provided an update on recent Planning Commission and City Council actions of potential interest to the Commission.

#### **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**

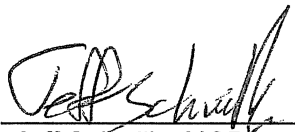
- Commissioner Travel and Training Reports
  - There were no reports. Commissioner Estes requested that staff provide more advanced notice via email to the Commission of upcoming training opportunities.

**v. Upcoming Agenda Items**

- Projects not requiring HLC Review
- Commissioner Johns handed out a memo on behalf of the Commission, addressed to the City's Planning Manager and to the Director of Community Development, requesting an updated City List of Architecturally or Historically Significant Properties, an updated map of listed properties showing the 100-foot Area of Historic Sensitivity boundary around each, and an updated List of City Mills Act Properties. The memo requests an estimated timeframe for completion of each of these items be provided by staff at the December meeting.
- Review of Street Name List – TBD
- Commission Training – TBD

**ADJOURNMENT**

The next regular Historical and Landmarks Commission meeting will be held on Thursday, December 1, 2016 at 7:00 p.m. in the City Council Chambers. Chair Johns noted that he will not be able to attend the December 1<sup>st</sup> meeting. The meeting was adjourned at 8:31 p.m.

Prepared by:   
Jeff Schwilk, AICP  
Associate Planner

Approved:   
FOR Gloria Sciara, AICP  
Development Review Officer

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