



MINUTES
Thursday, April 6, 2017
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

The meeting was called to order at 7:03 p.m.

2. ROLL CALL

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

Staff Present: Jeff Schwilk, AICP, 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 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

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
 - Staff noted a request from Gloria McClain to consider allowing Item 9.A.i. - Santa Clara County National Heritage Area Project (verbal update), be moved on agenda after Item 7.A. The Commission approved the hearing of this item under Item 5.C.

6. ORAL PETITIONS/ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda

- 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 March 2, 2017.

Motion/Action: Motion was made by Hyams and seconded by Leung to approve the Minutes of March 2, 2017 as prepared (6-0-1-0, Cherukuru abstained).

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

8. PUBLIC MEETING ITEMS

8.A. File No.(s):	PLN2016-11881, PLN2016-11906, and CEQ2016-01015
Location:	3023 Homestead Road, a 0.39 acre site located on the north side of Homestead Road approximately 70 feet west of Pepper Tree Lane, APN: 290-25-097
Applicant / Owner:	John Suppes for SCIH, LLC
Request:	Design Review of an application to the property from Single Family Residential (R1-6L) to Planned Development (PD), and Tentative Parcel Map to subdivide the site into four parcels allowing for the relocation and preservation of an existing historic house on site, and the construction of three additional two-story houses, a detached garage, driveway and landscape improvements.
CEQA Determination:	Initial Study / Mitigated Negative Declaration (previously distributed)
Project Planner:	Jeff Schwilk, AICP, 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. Schwilk provided an overview of the project to the Commission. Architect Chris Kummerer addressed the Commission and handed out copies of presentation slides containing photos of the site and the project plans. Mr. Kummerer reviewed the evolution of changes to the project design through working with staff, the neighbors, through the development of a Preservation Treatment Plan and through coordination with Mineweaser and Associates. Mr. Kummerer noted the new houses were conceived in the farmhouse outbuilding style, and the house on Lot 1 had been reduced in front massing from the original design and setback substantially behind the proposed relocated historic house on Lot 4 in order to emphasize the prominence of the historic house. Applicant John Suppes of Clarum Homes addressed the Commission on his desire to maintain and rehabilitate the historic home on site as part of the project. Mr. Suppes and Mr. Kummerer then answered questions from the Commission.

Craig Mineweaser of Mineweaser and Associates then addressed the Commission, and briefly reviewed the Secretary of the Interior’s evaluation prepared by his firm, of the potential effects of the proposed development of the site on the historic resource. Mr. Mineweaser highlighted the significances of the project modifications made by the applicant to comply with each of the Secretary of the Interior’s ten standards for rehabilitation, and particularly Standard Number 9 as explained in the report dated January 23, 2017, pertaining to the relationship of building forms, mass, heights, setbacks, and architectural materials and details.

No comments were received from the public during public comment period.

In response to a question about whether the basement window on the east side elevation toward the front of the building could be preserved, Mr. Kummerer acknowledged that the screen venting at this opening could be replaced with glass and preserved as a window.

Motion/Action:

Motion was made by Commissioner Cherukuru, seconded by Commissioner Estes and unanimously carried, to recommend that the proposed project does not significantly impact the integrity of the historic resource, and to approval to the Planning Commission and City Council, subject to the preservation of a basement window (7-0-0-0).

The Commission noted the opportunity and benefits that may be provided to current and future owners of the historic house through a Mills Act Contract with the City.

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Santa Clara County National Heritage Area Project (verbal update)

Ms. Gloria McClain provided a verbal report on her communication with the County National Heritage Project of the possible historic listing of the Ulistac Nature Preserve, and explained that she has been attempting to obtain a copy of a sample letter to make the request. She also commented that the County has a California Historical Landmark marker for every mapped location on the County's website, but Ulistac does not.

Mr. Dennis Dowling then addressed the Commission and handed out a pictorial history of the Ulistac Preserve. Mr. Dowling stated his concurrence with Ms. McClain that Ulistac should be included on the County's website map of California Historical Landmarks.

The Commission requested that staff research and provide a staff report to the Commission at the next meeting on May 4th, on the written procedure for historic listing of the Ulistac Nature Preserve. The Commission requested this report be agendaized under Item 9.A.i. on next month's agenda. The Commission also noted that it may want to allocate funding from it's budget for the preparation of a DPR Historic Evaluation of the Preserve.

- Correspondence received for HLC

Mr. Schwilk handed out a flyer of upcoming Community Open House Meetings for the California High-Speed Rail Authority meetings that may be of interest to the Commission.

- Historical Preservation Ordinance Update (verbal update)

Mr. Schwilk noted the draft ordinance is still under review at the State Office of Historic Preservation (SHPO).

The Commission noted that Council has requested an update from staff for both the Council and the Commission. The Commission requested that staff provide an update at the May 4th meeting.

- Monthly Report on HT properties: Residential reversions (verbal update)

Mr. Schwilk noted there were none to report.

ii. Report of the Liaison from the Planning and Inspection Department

- City Council and Planning Commission Actions (verbal update)

Mr. Schwilk provided a report on recent City Council actions of 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]

There was no report.

- Historic Preservation Society of Santa Clara (Mahan/Leung as alternate)
[Second Friday of each month at 10:00 a.m. - Harris Lass Preserve]

Commissioner Mahan reported the Society is working on this year's Historic Home Tour.

- Old Quad Residents Association (Hyams/Mahan as alternate)

There was no report.

- Architectural Committee (Mahan / Johns as alternate)

Commissioner Estes reported that the Committee reviewed the development project at 917 Warburton Avenue, adjacent to the Spanish Revival house at 967 Warburton Avenue.

- Agnews Historic Cemetery Museum Committee (Standifer/Hyams as alternate)

There was no report.

- BART/ High Speed Rail/ VTA BRT Committee (Johns/Cherukuru as alternate)

Commissioner Johns noted the flyer on upcoming Open House Meetings for the High Speed Rail Project that was handed out at the meeting.

- Zoning Ordinance Update (Johns/Hyams Alternate)

Mr. Schwilk reported that preparation of the update is in progress.

- Review of Mills Act Contracts Ad-hoc Committee (Johns, Hyams and Estes)

The Commission noted that it awaits the preparation of an updated list of Mills Act Properties from staff and requested an update be provided at the next Commission meeting on May 4th.

- Review of Publications, CAMP and Technical Briefs Ad-hoc Committee (Cherukuru, Mahan and Estes)

The Commission briefly discussed the need for an updated handout on Mills Act Contracts, to better inform the public on the purpose of these contracts, on how to prepare an appropriate application for a Mills Act Contract, and to inform them on how and the possible effects if they later decide to exit such a contract.

iv. Commission Activities

- Commissioner Travel and Training Reports / Preservation Activities

Commissioner Mahan reported on her attendance at the recent March 24th CLG Workshop in San Jose.

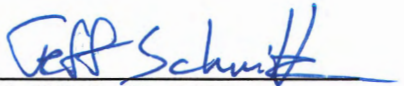
Commissioner Leung confirmed her arrangements to attend the upcoming annual California Preservation Foundation Conference in Pasadena in May.

v. Upcoming Agenda Items

- Review of Street Name List – TBD
- Commission Training – TBD (Lorie Garcia / Craig Mineweaser, AIA)

10. ADJOURNMENT

The meeting was adjourned at 9:07 p.m., to the next regular Historical and Landmarks Commission meeting scheduled to occur on Thursday, May 4, 2017 at 7:00 p.m. in the City Council Chambers.

PREPARED: 
Jeff Schwilk, AICP
Associate Planner

APPROVED: 
Gloria Sciara, AICP
Development Review Officer

I:\PLANNING\2017\HLC 2017\04.06.2017\HLC Minutes 04.06.17.doc