



**MINUTES
Thursday, August 3, 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:

- **Agenda Item No. 8.A.:** PLN2017-12527 / 726 Madison Street

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present: Stephen Estes, Brian Johns, Patricia Leung, J.L. "Spike" Standifer, Jeannie Mahan, and Nancy Biagini.

Commissioner Absent: Priya Cherukuru

Staff Present: Yen Han Chen, Associate Planner, Rebecca Bustos, Associate Planner, Anna McGill, Associate Planner, and Tiffany Vien, Intern

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

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 April 6, 2017.

Motion/Action: Motion was made by Estes and seconded by Leung to approve the Minutes of May 4, 2017, with correction that Mahan arrived at Agenda Item 8.A. (6-0-0-1, Cherukuru absent).

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

8. PUBLIC MEETING ITEMS

8.A. File No.(s):	PLN2017-12527
Location:	726 Madison Street, a 7,904 square-foot parcel located on the west side of Madison Street between Lexington Street and Santa Clara Street, APN: 269-26-051; property is zoned Single Family Residential (R1-6L)
Applicant / Owner:	Joshua and Kimberly Frazzitta
Request:	Historical Preservation Agreement (Mills Act Contract) for the existing single-family residence and Design Review for the remodeling of the existing two bedroom, one bathroom 2,012 square-foot residence, including a new rear porch, exterior staircase, and second-floor balcony, resulting in a five-bedroom, two bathroom residence.
CEQA Determination:	Categorically Exempt per CEQA Sections 15061(b)(3) and 15331
Project Planner:	Rebecca Bustos, Associate Planner
Staff Recommendation:	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. Bustos provided an overview of the project to the Commission. The applicants' representative, John Froli with Strata Design Studio, and the applicants Joshua and Kimberly Frazzitta were present for the discussion and answered questions. The Commission reviewed the Historic Resources Design Review report prepared by Beyond Buildings. Two neighbors spoke in favor of the project during the public comment period.

Chair Johns noted the major change included addition of rear porch and deck, removal of asbestos siding and removal of non-historic elements. Commissioner Estes questioned whether a guideline discouraging exterior staircases was defined. Mr. Chen responded that the standard was extrapolated from a variety of guidelines and to limit privacy concerns.

Mr. Chen noted prior suggestions on moving electrical work to Year One is reflected in the updated 10-Year Preservation or Restoration Plan. The Commission reviewed the proposed 10-Year Plan and had no concerns.

Motion/Action:

Motion was made by Commissioner Estes, seconded by Commissioner Standifer to recommend that the Historical Preservation Agreement (Mills Act) with the 10-Year Preservation or Restoration Plan, and project be approved (5-0-1-1, Leung abstained, Cherukuru absent), with findings that:

1. The proposed changes do not diminish the character of this historic resource;
2. The rehabilitation furthers its continued maintenance and preservation; and
3. The proposed exterior stairs are not an issue for the HLC and they favor their retention because it furthers the rehabilitation of the property.

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- SummerHill Apartments proposed street names as Lawrence Station project, "Rambla Place" and "New Rambla Avenue"
- Representatives from SummerHill presented the request for the proposed street names and addressed questions from the Commission on the mix of Spanish and English names.
- **Motion/Action:** Motion was made by Biagini and seconded by Mahan to recommend addition of "La Rambla Avenue" and "Rambla Place" to the Council approved street name list, and to use "Nuevo" as the community name.
- ACEforward Notice of Availability of Draft Environmental Impact Report
- Ms. McGill, Associate Planner, reviewed the request for comments on the ACEforward Draft Environmental Impact Report. She noted that the relocation of the Agnew Railroad Station is not considered a significant unavoidable impact per the DEIR.
- The Commission discussed the need to address whether the relocation would impact eligibility to be listed on the National Register of Historic Place or the California Register of Historic Resources. They recommended staff contact the State Historic Preservation Office and Honorary City Historian for additional guidance.
- Ms. McGill noted additional comments should be forwarded to staff no later than Friday, August 25th for inclusion of the formal comments to ACEforward.
- Election of Commission Officers
- Deferred for full complement of the Commission.
- Commission/ Board Liaison Assignments
- Deferred for full complement of the Commission.
- New HLC Commissioner Nancy A. Biagini
- New Planning Intern - Tiffany Vien, Associate Consultant
- Mr. Chen noted Tiffany Vien will be working on review and survey of Mills Act Contracts.
- Correspondence received for HLC
- Historical Preservation Ordinance Update (verbal update)
- Mr. Chen noted Council approved staff recommendation to draft a Historic Preservation Ordinance for Council's Consideration. He noted the draft Ordinance will be presented to the Planning Commission prior to Council's consideration.
- Review and Survey of Mills Act Contracts (verbal update)
- Ms. Vien noted the audit of existing Historic Preservation Contracts will include a written survey, home inspection, and review of permit records. Mr. Chen noted the audit and inspections will begin this month. Mr. Chen commented that the aggregate of the data from the audit will be shared with the Commission.
- 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 (Vacant/Mahan as alternate)
- Architectural Committee (Mahan / Johns as alternate)

- Agnews Historic Cemetery Museum Committee (Standifer/Vacant as alternate)
- BART/ High Speed Rail/ VTA BRT Committee (Johns/Cherukuru as alternate)
- Zoning Ordinance Update (Johns/Vacant Alternate)
- Review of Mills Act Contracts Ad-hoc Committee (Johns, Vacant and Estes)
- Review of Publications, CAMP and Technical Briefs Ad-hoc Committee (Cherukuru, Mahan and Estes)

iv. Commission Activities

- Commissioner Travel and Training Reports
- Commissioner Leung provided an overview of her attendance at the CPF Conference.
- Commissioner Mahan commented on attending the Eichler Homes: Modernism for the Masses event at Los Altos History Museum.

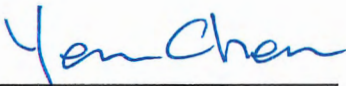
v. Upcoming Agenda Items

- Joint City Council/Commission dinner meeting – March 6, 2018
- Review of Street Name List – TBD
- Commission Training – TBD (Lorie Garcia / Craig Mineweaser, AIA)
- The Commission requested that designation of Ulistac Natural Area as a historical resource on the upcoming agenda.

10. ADJOURNMENT

The meeting was adjourned at 10.21 p.m., to the next regular Historical and Landmarks Commission meeting scheduled to occur on Thursday, September 7, 2017 at 7:00 p.m. in the City Council Chambers.

PREPARED:



Yen Han Chen
Associate Planner

APPROVED:



Gloria Sciara, AICP
Development Review Officer

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