



**MINUTES  
Thursday, October 5, 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.:** PLN2017-12785 / 610 Jackson Street

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Commissioners Present: Nancy Biagini, Priya Cherukuru, Brian Johns, Jeannie Mahan and J.L. "Spike" Standifer

Commissioner Absent: Stephen Estes and Patricia Leung

Staff Present: Yen Han Chen, Associate Planner, Rebecca Bustos, 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 September 7, 2017.**

**Motion/Action:** Motion was made by Biagini and seconded by Cherukuru to approve the Minutes of September 7, 2017, with correction to include discussion on the issuance and use of City email address by Commissioners (5-0-0-2, Estes and Leung absent).

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

**8. PUBLIC MEETING ITEMS**

<b>8.A. File No.(s):</b>	<b>PLN2017-12785</b>
<b>Location:</b>	610 Jackson Street, a 15,300 square-foot parcel located on the northwest corner of Jackson Street and Market Street; APN: 269-36-018. Property is zoned Single Family Residential (R1-6L)
<b>Applicant / Owner:</b>	Sudhanshu and Lori Jain
<b>Request:</b>	<b>Historical Preservation Agreement (Mills Act Contract)</b> for the existing single-family residence
<b>CEQA Determination:</b>	Categorically Exempt per CEQA Section 15061(b)(3)
<b>Project Planner:</b>	Rebecca Bustos, Associate Planner
<b>Staff Recommendation:</b>	<b>Approved</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:** Ms. Bustos provided an overview of the project to the Commission. The applicants Sudhanshu and Lori Jain were present for the discussion and answered questions. This Spanish Colonial Revival architectural style residence, constructed in 1935, is named after William A. Wilson. He was a "well-known citizen" of Santa Clara who owned Wilson's Jewel Bakery and served on the locals school boards. No comments were received from the public during public comment period.

The Commission reviewed the Proposed 10 Year Preservation and Restoration Plan. The Commission commended the property owners for their restoration and maintenance of the property. The Commission discussed issuance of historical bronze plaque to replace the existing wooden plaque on the property.

**Motion/Action:**

Motion was made by Commissioner Standifer, seconded by Commission Biagini, to recommend approval of the Historical Preservation Agreement (Mills Act Contract) with the 10-year Preservation or Restoration Plan (5-0-0-2, Estes and Leung absent).

**9. OTHER BUSINESS**

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

**i. Announcements/Other Items**

- Correspondence received for HLC
- None
- Review and Survey of Mills Act Contracts (verbal update)
- Ms. Vien provided an updated on the audit of existing Historic Preservation Contracts. She provided a spreadsheet that summarized level of participation by the owners of these

properties. She noted initial letters and physical property inspections are underway. Additional letters to recently approved Contracts were sent out.

- Mr. Chen noted the expectation is 100 percent participation by property owners. Those not compliance with the contract will be subject to termination.
- Procedure for Historical Designation- Ulistac Nature Preserve (update)
- Mr. Chen reported on the Commission requested that staff contact preservation firms to obtain a cost estimate on completing a cultural resource evaluation report for the purposes of listing at the local, State, national level. He noted the initial discussion on the cost ranged from \$5,000 to \$15,000 for the initial survey. The preservation firms noted State or National submissions would typically incur additional expense due to the time to research and respond to comments.
- Mr. Chen noted the preservation firms contacted thus far have indicated that a cultural resource evaluation would not be the appropriate type of survey as there are no structures or landscape to evaluate. The firms noted that an archeological resource evaluation and possible tie in to the Mission Period may provide the integrity of data necessary for listing.
- The Commission requested staff contact firms associated with this type of work for cost estimates and whether there was enough information to pursue designation. The Commission suggested contacting the Lynda Hylkema, Commission's Archeological Advisor.
- Mr. Chen summarized concerns from the Parks and Recreation Director on the Commissions pursuit of historical designation of Ulistac. The Director noted the City's park properties are protected under 2016 Measure R. He also noted concerns over complications in securing grants for Ulistac Nature Preserve. Concerns over who would manage and pay for the study were also raised. He also noted the area has known archeological resources, where the information and locations are to be protected.
- 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. Chen reported on the incoming City Manager.

#### **iii. Commission/ Board Liaison and Committee Reports**

- Santa Clara Arts and Historic Consortium (Estes/Biagini 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 Thursday of each month at 10:00 a.m. - Harris Lass Preserve]
- Old Quad Residents Association (Leung/Johns as alternate)
  - The membership authorized the President to negotiate for Franklin Street to be restored.
- Architectural Committee (Mahan / Johns as alternate)
- Agnews Historic Cemetery Museum Committee (Standifer/Biagini as alternate)
- BART/ High Speed Rail/ VTA BRT Committee (Johns/Cherukuru as alternate)
- Zoning Ordinance Update (Johns/Biagini Alternate)
- Commissioner Johns noted sensitivity to unique and narrow lots, and taller heights limits to accommodate architectural styles within the Old Quad

#### **iv. Commission Activities**

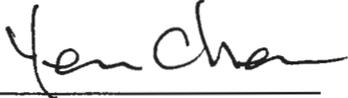
- Commissioner Travel and Training Reports

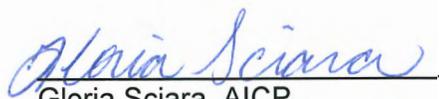
#### **v. Upcoming Agenda Items**

- Joint City Council/Commission dinner meeting – March 6, 2018
- Review of Street Name List – TBD
- Commission Training – TBD (Lorie Garcia / Craig Mineweaser, AIA)

**10. ADJOURNMENT**

The meeting was adjourned at 8:45 p.m., to the next regular Historical and Landmarks Commission meeting scheduled to occur on Thursday, November 2, 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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