



MINUTES
Thursday, November 2, 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.: PLN2017-12489, PLN2017-12574, PLN2017-12575, and PLN2017-12837, CEQ2015-01188 / 575 Benton Street, et.al.**

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. ROLL CALL

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

Commissioner Absent: Nancy Biagini

Staff Present: Yen Han Chen, Associate Planner, and Elaheh Kerachain, 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

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 October 5, 2017.

Motion/Action: Motion was made by Cherukuru and seconded by Mahan to approve the Minutes of October 5, 2017 (4-0-1-2, Biagini absent, Estes and Leung abstain).

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

8. PUBLIC MEETING ITEMS

8.A. Project Title:	575 Benton - Viso Project
File No.(s):	PLN2017-12489, PLN2017-12574, PLN2017-12575, and PLN2017-12837, CEQ2015-01188
Location:	575, 611, 625, 645, 675 Benton Street, 3340, 3370, 3390, 3410 The Alameda; 1188, 1250 Sherman Street; 602 Fremont Street, a 5.7-acre site located at the intersection of Benton Street and El Camino Real; APNs: 230-07-002, 004, 009, 010, 013, 029, 031, 034, 038, 053, 059, 060; property is zoned Planned Development (PD) which allows development of 318 residential units.
Applicant / Owner:	Prometheus Real Estate Group, INC
Request:	Review of an addendum#1 to the Final Environmental Impact Report for the Mission Town Center Project; General Plan Amendment to change the land use designation on the project site to Very High Density Residential (51-90 du/acre); Rezone from Planned Development (PD) to Planned Development (PD), Vesting Tentative Parcel Map , and Development Agreement to allow construction of residential/mixed use development comprised of up to 355 apartment units including 8 live-work units, 22,064 sf of ground floor retail and 2,364 sf of work space in 8 live-work units.
CEQA Determination:	Addendum#1 to the Mission Town Center Project Environmental Impact Report, SCH No.201532076
Project Planner:	Elaheh Kerachian, 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: Mrs. Kerachian provided an overview of the project to the Commission. The applicant, Marilyn Ponte gave a presentation and provided project details and information. The Commission reviewed the Staff Report and the Addendum#1 to the Mission Town Center Environmental Impact Report Project.

Following topics were discussed during the meeting:

- Street Grid system and its importance.
- Existing two historic houses remaining on site and their designate parking spaces.
- Live-work units and the importance of having commercial use at the corner of Benton Street and The Alameda.
- Improved architectural style from the previous Mission Town Center project.
- Improving pedestrian and bike friendly environment across the project.
- Restoring Franklin Street as part of the Downtown Revitalization Plan.

Motion/Action: Motion was made by Commissioner Cherukuru, seconded by Commissioner Estes to recommend approval of the project design as proposed with the Addendum #1 corrections including that the original approval was 318 units and adoption of the Cultural Resources Treatment Plan including the

preservation of the two historic homes with the tree and associated landscaping and to add a recommendation to integrate a concept of defining the street grid line in the courtyard landscaping if possible (6-0-1-0, Biagini absent).

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Correspondence received for HLC
- Mr. Chen noted interest by Pomeroy Green cooperative for historical designation. Staff over the years has shared information on listing of the Eichler multi-family developments.
- Review and Survey of Mills Act Contacts (verbal update)
- Mr. Chen provided a verbal update. The inspections are proceeding and staff is expecting 100% participation. He noted properties are subject to termination for non-compliance with the survey request.
- Procedure for Historical Designation – Ulistac Nature Preserve (verbal update)
- Mr. Chen noted additional work is need as the property would not qualify as a resource under Cultural Landscape. Item was continued to a future meeting.
- E-mail address for Commissioners (verbal update)
- Mr. Chen noted a similar discussion with the Planning Commission on use of City e-mail. He provided an overview on the concerns over the use of City e-mail system.
- 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 (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)
- 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)

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)
- ***New items requested by the Commission***
- *CLG Annual Report 2016-2017 – January 4, 2018*

10. ADJOURNMENT

Adjourn. The next regular Historical and Landmarks Commission meeting will be held on Thursday, December 7, 2017 at 7:00 p.m. in the City Council Chambers.

PREPARED:



Yen Chen
Associate Planner

APPROVED:



Gloria Sciarra, AICP
Development Review Officer

I:\PLANNING\2017\HLC 2017\11.02.2017\HLC Agenda 11.02.17.doc