



MINUTES
Thursday, January 4, 2018
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 7:00 p.m.

2. ROLL CALL

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

Staff Present: Yen Han Chen, Associate Planner, Steve Le, Assistant Planner, and Gloria Sciara, Development Review Officer

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 –

- Mr. Chen request to take the review of the Historical Preservation Ordinance out of order and discuss before the hearing item. Chair Johns accepts the request.
- Ken Kratz, member of the public request continuance of Item 8.A. to have additional review time of the staff report. Chair Johns proceed with the hearing and consider the option of continuance during the hearing if critical information was needed during the discussion of Item 8.A.

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 November 2, 2017.

Motion/Action: Motion was made by Commissioner Estes and seconded by Commissioner Standifer to approve the Minutes for the meeting of November 2, 2017 (7-0-0-0).

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

8. PUBLIC MEETING ITEMS

8.A. File No.(s): PLN2016-12235, PLN2016-12317, and CEQ2017-01032
Location: 1075 Pomeroy Avenue, a 12,400 square foot project site located east side of Pomeroy Avenue, approximately 135 feet north of Benton Street, APN: 290-69-079; project site is zoned Low-Density Multiple Dwelling (R3-18D).
Applicant / Owner: Daryoush Marhamat
Request: **Referral from City Council on the Design Review** of four two-story single-family detached residences; other associated Planning Applications include Rezoning from Low-Density Multiple Dwelling (R3-18D) to Planned Development (PD), and Tentative Parcel Map.
CEQA Determination: Mitigated Negative Declaration
Project Planner: Steve Le, Assistant Planner
Staff Recommendation: **Approve**, 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. Le provided an overview of the project to the Commission. The applicants' representative, Leonard Pacheco and Daryoush Marhamat were present for the discussion and gave a brief presentation. The Commission reviewed supplemental documents submitted by members of the public and the applicant. Seven neighbors spoke in opposition of the project, expressing concerns on the historical attributes of the surrounding properties, potential impacts to the Pomeroy Green and Pomeroy West, architectural compatibility, sun and shade impact, lack of carports, privacy impacts from second story windows, and rezoning to PD. Ken Kratz prepared and presented alternatives design for the project site.

Chair Johns clarified the review of this project is to provide design compatibility recommendations to the City Council. The Commission deliberated on the architectural significance of the mid-century modern style, with discussion on design recommendations, including replacing stucco and horizontal sidings to a more subdued material or appearance similar to Pomeroy Green, increasing setbacks and reducing the overall height of the northern buildings to reduce shading onto the neighborhood park to the north of the project site, considering a lower roof pitch to reduce the overall height, redesigning window geometry and framing treatment, and considering carports instead of garages. The Commission also discussed on bringing the project back before City Council consideration of the final design. Staff clarified that the Commission's recommendations would go back to City Council for consideration with the project.

Motion/Action: Motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to recommend that City Council considers the neighborhood properties i.e. Pomeroy Green and Pomeroy West would be potentially eligible for historical designation based on criteria identified in under the California code and the City of Santa Clara adopted ordinance for criteria A, B, and C which is the person, architecture, and event (7-0-0-0).

Motion was made by Commissioner Cherukuru, seconded by Commissioner Standifer that the proposed project currently has some design features that would be considered incompatible to the potentially historic neighborhood and recommend a redesign to reconsider setbacks as respect to shade impact, roof slope, overall height, stucco, horizontal siding, carport instead of garage and window geometry (7-0-0-0).

Motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to recommend that staff facilitate a community meeting to vest the design and find an agreeable solution (7-0-0-0).

Motion was made by Chair Johns, seconded by Commissioner Biagini to recommend that the revised project return to Historical and Landmarks Commission for review and recommendation (5-1-1-0, Johns abstained, Cherukuru opposed).

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Review Adopted Historic Preservation Ordinance (Staff Report)
 - Ms. Sciara presented an overview of the Historic Preservation Ordinance and answered questions on the process to designate development like the Pomeroy Green and Pomeroy West as historical resources. The Commission thanks staff for taking the ordinance through process and final adoption.
- CLG Annual Report 2016-2017 Due January 22, 2018 (verbal update)
 - Mr. Chen reviewed the draft report with the Commission. He noted that staff will follow up on the reported training and redaction of personal information on resumes.
 - **Motion/Action:** Motion was made by Cherukuru, seconded by Mahan to approve the CLG Annual Report for 2015-2016, subject to clarification on the training and redactions of personal information on resumes (7-0-0-0).
- Review and Survey of Mills Act Contracts (verbal update)
 - None
- Review of Draft Programmatic Agreement for the BART Phase II Construction project (verbal update)
 - None
- Correspondence received for HLC
 - Ken Kratz (various items)
 - None
- Santa Clara Women's Adobe White Wash Proposal (verbal update)
 - None
- Santa Clara Railroad Station Covenant Information (verbal update)
 - None
- Monthly Report on HT properties: Residential reversions (verbal update)
 - None

ii. Report of the Liaison from the Community Development 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
- Procedure for Historical Designation – Ulistac Nature Preserve – TBD
- Review of Street Name List – TBD
- Commission Training – TBD (Lorie Garcia / Craig Mineweaser, AIA)

10. ADJOURNMENT

Adjourn. The next regular Historical and Landmarks Commission meeting will be held on Thursday, February 1, 2018, at 7:00 p.m. in the City Council Chambers.

PREPARED: KPC for YHC
Yen Chen
Associate Planner

APPROVED: Gloria Sciara
Gloria Sciara, AICP
Development Review Officer

I:\PLANNING\2018\HLC 2018\01.04.2018\HLC Minutes 01.04.18.doc