



**MINUTES**  
**Thursday, April 5, 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:

- **Agenda Item No. 8.A.: PLN2018-13102/ 1411 Lewis 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, Stephen Estes, Brian Johns, Patricia Leung, Jeannie Mahan, and J.L. "Spike" Standifer

Staff Present: Yen Han Chen, Associate Planner, and Steve Le, Assistant Planner I

**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 –
- 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.

- Dan Ondrasek, Co-Chair of "Reclaiming Our Downtown" provided a brief presentation on the organization and their "Vision/Goals" for rebuilding the lost downtown. Key items included: The return of the Original Street Grid; and Blending of key architectural features from the original downtown. He noted working with the City Manager's office and possible presentation to City Council in May.

**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 1, 2018.

**Motion/Action:** Motion was made by Commissioner Biagini and seconded by Commissioner Cherukuru to approve the Minutes for the meeting of March 1, 2018 (7-0-0-0).

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

**8. PUBLIC MEETING ITEMS**

<b>8.A. File No.(s):</b>	<b>PLN2018-13102</b>
<b>Location:</b>	1411 Lewis Street and 1444 Madison Street, a 13,175 square foot parcel at the northwest corner intersection of Lewis Street and Madison Street; APN: 269-03-034; property is zoned Medium Density Multiple Dwelling (R3-36D)
<b>Applicant / Owner:</b>	Greg Mussallem
<b>Request:</b>	<b>Determination of eligibility</b> for listing of 1411 Lewis Street and 1444 Madison Street on the City of Santa Clara Historical Resources Inventory (HRI), in consideration of a future development of the property with three single-family detached homes; the proposal would include removal of the existing two-story residence, single-story duplex, and a detached two car garage. <i>(No formal application has been received on the development proposal)</i>
<b>CEQA Determination:</b>	Categorically Exempt per CEQA Sections 15061(b)(3)
<b>Project Planner:</b>	Steve Le, Assistant Planner I
<b>Staff Recommendation:</b>	<b>Determine eligibility and refer to City Council</b>

**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:** Mr. Le provided an overview of the project to the Commission. The applicant Greg Mussallem was present for the discussion and answered questions.

Seven members of the public addressed the Commission to express support and concerns on the proposed request. Five community members were against the demo due to the age of the house, one neighbor noted the need to remove the blight and move a project forward, and one neighbor was in support of the demo due to neglect.

The Commission discussed the eligibility of the two residences with consideration of the applicant's intent to demolish the structures on the site. The Commission supports the demolition of the duplex residence at 1444 Madison Street and focused the discussion on the 1880 residence at 1411 Lewis Street. The Commission discussed the eligibility of the 1880 residence and concluded that vernacular style architecture due to the age and period of construction can be eligible for listing based on City's Criterion for Architectural Significance. The Commission discussed rehabilitation and preservation of the vernacular style building, demolition without replacement plan, and options to relocate the structure.

**Motion/Action:** Motion was made by Commissioner Cherukuru, seconded by Commissioner Estes to recommend Council not to add the duplex residence at 1444 Madison Street to the HRI as it is not a contributing historical or architectural resource (7-0-0-0).

**Motion/Action:** Motion was made by Commissioner Estes, seconded by Commissioner Biagini to recommend Council find based on City's Criterion for Architectural Significance, due to the age and time period of construction for 1411 Lewis Street, that a building of vernacular style is eligible for listing on the HRI (7-0-0-0).

**Motion/Action:** Motion was made by Commissioner Estes, seconded by Commissioner Biagini to recommend Council not allow demolition of existing structures until such time development plan is approved (7-0-0-0).

**Motion/Action:** Motion was made by Commissioner Estes, seconded by Commissioner Cherukuru to recommend Council that the preservation and rehabilitation of the original portion of the building at 1411 Lewis Street would help to maintain the integrity of the Old Quad (6-1-0-0, Johns opposed).

## 9. OTHER BUSINESS

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

#### i. Announcements/Other Items

- Correspondence received for HLC
  - Ken Kratz email dated 3/18/2018, subject: 1075 Pomeroy Ave
- Historic Preservation Workshop, May 12, 2018
  - Final Agenda – “Tools” for your “Toolbox”
  - The Commission recommended that staff and Planning Commission attend the event.
- El Camino Real Specific Plan Update (verbal update)
  - Mr. Chen provided a brief updated and availability of information on City's website.
- Preservation Month Activities – May 2018
  - Photo Sharing Contest, City Council Resolution, and Event Logistics
  - The Commission noted due to logistics that the contest be considered in future years.
- 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 (Estes)  
[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)
- El Camino Real Specific Plan Community Advisory Committee (Biagini)

#### iv. Commission Activities

- Commissioner Travel and Training Reports


#### v. Upcoming Agenda Items

- Review of Street Name List – TBD

## 10. ADJOURNMENT

The meeting was adjourned at 9:49 p.m., to the next regular Historical and Landmarks Commission meeting will be held on Thursday, May 3, 2018, at 7:00 p.m. in the City Council Chambers.

PREPARED:



Yen Chen  
Associate Planner

APPROVED:



Gloria Sciarra, AICP  
Development Review Officer