



City of Santa Clara

The Center of What's Possible

HISTORICAL AND
LANDMARKS COMMISSION
CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050

MINUTES

Thursday, September 6, 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:

- 18-1237 Public Hearing: Consideration of adding names of Santa Clara Police Department's Fallen Officers to the City's Street Name List
- 18-1107 Public Hearing: Consideration of Historic Resource Inventory Property Designation and Historical Preservation Agreement (Mills Act Contract) for 1226 Jackson Street
- 18-1100 Public Hearing: Consideration of Historical Preservation Agreement (Mills Act Contract) for the property at 1393 Santa Clara Street
- 18-993 Public Hearing: Consideration of Historical Preservation Agreement (Mills Act Contract) for 1311 Lewis Street

CALL TO ORDER AND ROLL CALL

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

Commissioners Present 7: Nancy Biagini, Michael Celso, Priya Cherukuru, Stephen Estes, Patricia Leung, Ana Vargas-Smith and J.L. "Spike" Standifer

Staff Present: Yen Han Chen, Associate Planner, Rebecca Bustos, Associate Planner, and Nimisha Agrawal, Assistant Planner

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.

DECLARATION OF COMMISSION PROCEDURES

Chair Estes reviewed the Historical and Landmarks Commission procedures for those present.

REQUESTS FOR WITHDRAWALS, CONTINUANCES AND EXCEPTIONS

- A. Withdrawals - None
- B. Continuances - None
- C. Exceptions (requests for agenda items to be taken out of order) – None

PUBLIC PRESENTATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

- None

ORAL PETITIONS/ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

- None

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.

- 1.A. 18-1239** Action on Historical and Landmarks Commission Minutes of June 7, 2018.
- Recommendation:** Approve the Historical and Landmarks Commission Minutes of June 7, 2018.
- Motion/Action:** A motion was made by Commissioner Biagini and seconded by Commissioner Leung to approve the Minutes for the meeting of June 7, 2018 (4-0-0-3, Cherukuru, Celso, Vargas-Smith, abstain).
- 1.B. 18-1070** Public Hearing: Consideration of HLC Referral for Projects near Historic Resource Inventory Properties and Design Review of Single-Family House Relocation and a New Accessory Dwelling Unit at 1653 Fremont Street.
- Recommendation:** Staff recommends that the Historical and Landmarks Commission recommend that the proposal be reviewed at the Architectural Committee for approval, subject to the following condition: Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, and lighting.

Motion/Action: A motion was made by Commissioner Biagini and seconded by Commissioner Cherukuru to approve (7-0-0-0).

1.C. 18-1104 Public Hearing: Consideration of HLC Referral for projects near Historic Resource Inventory Properties for the property at 594 Saratoga Avenue.

Recommendation: Staff recommends that the Historical and Landmarks Commission forward a recommendation to the Architectural Committee, that the project is generally consistent with the City's Single-Family and Duplex Residential Design Guidelines and is compatible with the neighborhood.

Motion/Action: A motion was made by Commissioner Biagini and seconded by Commissioner Cherukuru to recommend that the Architectural Committee approve the project (7-0-0-0).

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

PUBLIC HEARING / GENERAL BUSINESS

2. 18-1237 Public Hearing: Consideration for adding names of Santa Clara Police Department's Fallen Officers to the City's approved List of Street Names.

Recommendation: Staff recommends that the Historical and Landmarks Commission find the inclusion of fallen officers to be important and touching tribute to our fallen officers and therefore, recommend Council approve adding the names of three fallen officers to the Street Name List: Sergeant Ben Mendis, Police Officer William Rickabaugh and Night Watchman George Whybark.

Associate Planner Yen Han Chen presented the request for adding the fallen Police Officers to the City's approved List of Street Names. He noted this request was supported by the Police Chief's office. One member of the public spoke in favor of the request.

Motion/Action: A motion was made by Commissioner Cherukuru and seconded by Commissioner Biagini to recommend that Council approve adding names of Santa Clara Police Department's Fallen Officers to the City's Approved List of Street Names (7-0-0-0).

3. 18-979 Public Hearing: Consideration of a Significant Property Alteration Permit to legalize a rear addition to the existing residence, and allow the demolition of an existing garage and construction of a detached accessory dwelling unit (ADU) at a Mills Act property located at 1415 Benton Street.

Recommendation: Staff recommends that the Historical and Landmarks Commission finds that existing shed roof addition the construction of the new small ADU is compatible with the Secretary of the Interior Standards for Rehabilitation and does not have an adverse impact on the historical significance of the house; and find that the garage is not a contributing factor to the residence's historic status and therefore recommends approval of the shed roof addition and demolition of the existing garage and construction of a detached accessory unit at a Mills Act property located at 1415 Benton Street to the Director of Community Development.

Associate Planner Rebecca Bustos presented the project. Associate Planner Yen Chen noted that proposal also clarifies items on the original 10 Year Plan and explained the 25% rule for additions to Mills Act Contract properties. He noted the 25% general rule is not applied towards ADUs. The Commissioners had several questions on the size and location of the ADU and the permitting of the illegal addition. Ms. Bustos provided the parking standards for the proposed ADU. The applicant answered questions posed by the Commissioners. No comments were received during the public comment period. The architect address comments on code issues and basement egress necessary for habitable space in the basement.

Motion/Action: A motion was made by Commissioner Cherukuru and seconded by Commissioner Biagini to recommend that Council approve the construction of the new ADU, subject to distinguishing the material from the historical residence (7-0-0-0).

A motion was made by Commissioner Cherukuru and seconded by Commissioner Leung to recommend that Council approve the demolition of the existing garage and legalization of the prior addition (7-0-0-0).

4. **18-1107** Public Hearing: Consideration of Historic Resource Inventory Property Designation and Historical Preservation Agreement (Mills Act Contract) for 1226 Jackson Street

Recommendation: Staff recommends that the Historical and Landmarks Commission find that the Mills Act Application and associated 10-Year Restoration and Maintenance Plan accomplish the intent of preserving and maintaining the historical significance of the Historic Property and, therefore, recommend Council approval of adding the property to the HRI, the approval of a Mills Act Contract and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement.

Associate Planner Rebecca Bustos presented the project. No comments were received during the public comment period. The applicant addressed comments from the Commissioners.

Motion/Action: A motion was made by Commissioner Biagini and seconded by Commissioner Leung to recommend that Council approve adding the property to the HRI (7-0-0-0).

A motion was made by Commissioner Biagini and seconded by Commissioner Cherukuru to recommend that Council approve the Mills Act Contract and the adoption of the 10-Year Restoration and maintenance Plan (7-0-0-0).

A motion was made by Commissioner Cherukuru and seconded by Commissioner Leung to approve a small bronze plaque, circa 1904 as the period of significance, subject to the HRI listing and Mills Act Contract approval by Council (7-0-0-0).

5. **18-1100** Public Hearing: Consideration of Historical Preservation Agreement (Mills Act Contract) for the property at 1393 Santa Clara Street.

Recommendation: Based upon the analysis and findings of the historical evaluation, Staff recommends that the Commission forward a recommendation to the City Council for approval of the Mills Act Contract application, including the adoption of a 10-Year Rehabilitation and Maintenance Plan associated with this Historical Preservation Agreement.

Commissioner Leung recused herself and exited the room. Associate Planner Yen Han Chen presented the project. During the public comment period, a neighbor noted the amount of work necessary to upkeep these historical properties, and spoke in favor of the project. Public comment period closed. The applicant address questions from the Commissioners.

Motion/Action: A motion was made by Commissioner Celso and seconded by Commissioner Cherukuru to recommend that Council approve the Mills Act Contract and the adoption of the 10-Year Restoration and maintenance Plan (6-0-1-0, Leung recused).

A motion was made by Commissioner Celso and seconded by Commissioner Biagini to approve a small bronze plaque, subject to the Mills Act Contract approval by Council (6-0-1-0, Leung recused).

6. **18-993** Public Hearing: Consideration of Historical Preservation Agreement (Mills Act Contract) for the property at 1393 Santa Clara Street.

Recommendation: Based upon the analysis and findings of the historical evaluation, Staff recommends that the Commission forward a recommendation to the City Council for approval of the Mills Act Contract application, including the adoption of a 10-Year Rehabilitation and Maintenance Plan associated with this Historical Preservation Agreement.

Assistant Planner Nimisha Agrawal presented the project. No comments were received during the public comment period. The applicant addressed comments from the Commissioners.

Motion/Action: A motion was made by Commissioner Cherukuru and seconded by Commissioner Estes to recommend that Council approve the Mills Act Contract and the adoption of the 10-Year Restoration and maintenance Plan (7-0-0-0).

A motion was made by Commissioner Cherukuru and seconded by Commissioner Celso to approve a small bronze plaque, subject to the Mills Act Contract approval by Council (7-0-0-0).

OTHER BUSINESS

Members of the public may address the Commission on items listed under Other Business. Generally correspondence received for the Commission is provided under this section. Please see the attached report for listing of correspondence.

7. **18-1241** Action on Other Business before Historical and Landmarks Commission

Recommendation: There are four items for considerations:

- New Commissioners: Michael Celso and Ana Vargas-Smith
- Election of Commission Officers

- Commission/Board Liaison Assignments
- SVP pole installation

The new Commissioners introduced themselves. Commissioner Leung explained that SVP wanted to place replacement poles directly in the front of two historical homes on her street. The Commissioner discussed the need to limit capital projects on historical sources. Mr. Chen noted annually the Capital Projects are approved by Council, and there is an opportunity for input at that time.

Motion/Action: By vote of the Commissioners, Priya Cherukuru was elected Chair and Stephen Estes as elected Vice Chair.

By consensus the Commissioners, the Commission/Board and Liaison Assignments are updated to reflect the new assignments.

By consensus the Commissioners, the review of the Capital Improvements Projects Budget was added to their future work item.

HLC LIAISON REPORT

City Council and Planning Commission Actions - None

Monthly Report on HT Properties: Residential Reversions - None

COMMISSIONERS REPORT

Commission / Board Liaison and Committee Reports

- Santa Clara Arts and Historic Consortium (Estes / Leung Alternate)
- Historic Preservation Society of Santa Clara (Vargas-Smith)
- Old Quad Residents Association (Leung / Vargas-Smith as alternate)
- Architectural Committee (Leung / Vargas-Smith as alternate)
- Agnews Historic Cemetery Museum Committee (Standifer / Biagini as alternate)
- BART/ High Speed Rail/ VTA BRT Committee (Vargas-Smith / Cherukuru as alternate)
- Zoning Ordinance Update (Biagini)
- El Camino Real Specific Plan Community Advisory Committee (Biagini)

COMMISSION ACTIVITIES

Commissioner Travel and Training Reports

Commission Leung reported on her visit to Hearst Castle. Associate Planner Yen Han Chen noted opportunities for training online via webinars is available through the State Historical Preservation Office as well as California Preservation Foundation and National Trust.

UPCOMING AGENDA ITEMS

Review of Street Name List - TBD

CEQA Training for HLC - TBD

Review of CIP budget – April/May

ADJOURNMENT

The next regular Historical and Landmarks Commission meeting will be held on Thursday, October 4, 2018 at 7:00 p.m. in the City Council Chambers.

PREPARED: 
Yen Chen
Associate Planner

APPROVED: 
Gloria Sciara, AICP
Development Review Officer

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