



# City of Santa Clara

## Meeting Minutes

### Historical & Landmarks Commission

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02/02/2023

6:00 PM

Virtual Meeting

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Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 22-9178, the Historical and Landmarks Commission meeting will be held by teleconference only. No physical location will be available for this meeting; however, the City of Santa Clara continues to provide methods for the public to participate remotely:

- Via Zoom:
  - o <https://santaclaraca.zoom.us/j/97233262035> or
  - o Phone: 1 (669) 900-6833
- Webinar ID: 972 3326 2035

Public Comments prior to meeting may be submitted via email to [PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov) no later than noon on the day of the meeting. Clearly indicate the project address, meeting body, and meeting date in the email.

#### **PUBLIC PARTICIPATION IN ZOOM WEBINAR:**

Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press \*9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press \*6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, you may leave the meeting.

#### **CALL TO ORDER AND ROLL CALL**

**Chair Leung** called the meeting to order at 6:06 p.m.

**Present** 6 - Commissioner Michael Celso , Commissioner Amy Kirby, Chair Patricia Leung, Commissioner Kathleen Romano, Commissioner Ed Stocks, and Vice Chair Ana Vargas-Smith

**Absent** 1 - Commissioner Megan Swartzwelder

**CONTINUANCES/EXCEPTIONS**

**A motion was made by Commissioner Romano, seconded by Commissioner Stocks, to continue Items 1.A and 1.B.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Absent:** 1 - Commissioner Swartzwelder

**1.A**     [23-80](#)     Continuance of the 906-950 Monroe Street Mixed-use project

**Recommendation:** Staff recommends the Historical and Landmarks Commission continue the proposed project to March 2, 2023.

**1.B**     [23-79](#)     Continuance Hearing of a proposed new attached Accessory Dwelling Unit (ADU) at 1860 Market Street that is located within 200 feet of a Historic Resource.

**Recommendation:** Recommend that the Historical and Landmarks Commission continue the proposed project to March 2, 2023.

**CONSENT CALENDAR**

**A motion was made by Commissioner Stocks, seconded by Commissioner Celso, to approve the Consent Calendar.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Absent:** 1 - Commissioner Swartzwelder

**2.A**     [22-1600](#)     Historical and Landmarks Commission Minutes of December 1, 2022

**Recommendation:** Approve the Historical and Landmarks Commission Minutes of December 1, 2022.

**PUBLIC PRESENTATIONS**

None

**GENERAL BUSINESS**

3. [23-77](#) Continuance Hearing for a Significant Property Alteration Permit for a Second-Story Addition at 1540 Homestead Road

**Recommendation:** Staff recommends the Historical and Landmarks Commission forward a recommendation of approval for issuance of a Significant Property Alteration (SPA) Permit to the Planning Commission for the proposed addition, subject to the procedures outlined in the Preservation Treatment Plan attached to the Development Plans.

**A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Kirby, to recommend approval to the Planning Commission.**

**Aye:** 5 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, and Vice Chair Vargas-Smith

**Absent:** 1 - Commissioner Swartzwelder

**Recused:** 1 - Commissioner Stocks

4. [23-78](#) Continuance Hearing for a First and Second Story Addition at 1485 Bellomy Street that is located within 200 feet of a Historic Resource

**Recommendation:** Staff recommends that the Historical and Landmarks Commission find that the project as proposed would not significantly impact the integrity of the nearby resources, and therefore recommend approval of the design to the Development Review Hearing Officer.

**Public speakers:**

Jonathon Evans  
Adam Thompson  
Shea Salinas  
Rob Mayer

**A motion was made by Commissioner Stocks, seconded by Commissioner Celso, to recommend denial to the Planning Commission for the following reasons:**

- 1. The proposed massing overshadows the adjacent HRI property at 1479 Bellomy Street.**
- 2. The proposed addition would have an adverse effect to the historic fabric of the neighborhood.**
- 3. While other two-story residences exist nearby, the proposed design and massing would have a significant impact to the immediate setting.**
- 4. Complying with the existing PD Zoning restriction limiting additions to no more than 499sf serves to prevent overshadowing of the HRI property at 1479 Bellomy Street.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Absent:** 1 - Commissioner Swartzwelder

**Commissioner Celso** left the meeting at 9 p.m.

5. [23-61](#) Consideration of a Significant Property Alteration Permit and Variance for a first and second story alteration to the historic main house and the removal of a nonconforming garage and construction of a new nonconforming garage at 1516 Homestead Road

**Recommendation:** Staff recommends the HLC recommend approval of the Significant Property Alteration (SPA) Permit to the Planning Commission for the proposed alterations to the main historic resource, subject to the procedures outlined in the Preservation Treatment Plan attached to the Development Plans.

Staff recommends the HLC recommends redesign of the proposed garage to the Planning Commission prior to approving the Variance to reduce the height of the garage to 16 feet, increase the rear setback to 5 feet, reduce the rear yard coverage to 40%, and modify the materials to be more consistent with the main house.

**Public speakers:**

Jonathon Evans  
Adam Thompson

**A motion was made by Commissioner Romano, seconded by Commissioner Vargas-Smith to recommend approval of the Significant Property Alteration Permit and Variance to the Planning Commission.**

**Aye:** 4 - Commissioner Kirby, Chair Leung, Commissioner Romano, and Vice Chair Vargas-Smith

**Absent:** 2 - Commissioner Celso, and Commissioner Swartzwelder

**Recused:** 1 - Commissioner Stocks

**STAFF REPORT**

2. Berryessa Adobe Maintenance

3. 712 Jefferson Street

**Staff Liaison Rebecca Bustos** indicated there were no updates.

**COMMISSIONERS REPORT**

- 1. Subcommittee Reporting - 20 minutes
- 2. Board and Committee Assignments - 15 minutes

**Board/Committee**

Santa Clara Arts and Historic Consortium  
 Historic Preservation Society of Santa Clara  
 Old Quad Residents Association  
 Development Review Hearing  
 BART/ High Speed Rail/ VTA BRT Committee  
 Zoning Ordinance Update  
 El Camino Real Specific Plan Community Advisory Committee  
 Downtown Precise Plan

**Lead/Alternate**

Leung / Romano  
 Vargas-Smith / Leung  
 Leung / Romano  
 Romano / Vargas-Smith  
 Vargas-Smith/Swartzwelder  
 Romano / Swartzwelder  
 Leung  
 Vargas

- 3. Announcements and Other Items - 10 minutes
- 4. Commissioner Travel and Training Requests - 10 minutes

**ADJOURNMENT**

**A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Romano, to adjourn the meeting.**

**The meeting adjourned at 10:09 p.m.**

**The next regularly scheduled meeting is on March 2, 2023.**

**Aye:** 5 - Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Absent:** 2 - Commissioner Celso, and Commissioner Swartzwelder

**MEETING DISCLOSURES**

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

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