



**MINUTES**  
**Thursday, June 7, 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.B.: PLN2018-13160 / 1493 El Camino Real**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

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

Commissioners Absent: Priya Cherukuru and Jeannie Mahan

Staff Present: Yen Han Chen, Associate Planner, and Rebecca Bustos, 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 April 5, 2018.**

**Motion/Action:** Motion was made by Commissioner Estes and seconded by Commissioner Biagini to approve the Minutes for the meeting of April 5, 2018 (5-0-0-2, Cherukuru and Mahan absent).

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

**8. PUBLIC MEETING ITEMS**

<b>8.A. File:</b>	<b>PLN2018-13147</b>
<b>Location:</b>	783 Park Court, a 5,386 square foot lot, located at the northwest corner of Park Court loop, approximately 50 feet east of Alviso Street, APN: 269-52-022.
<b>Zoning:</b>	Single Family (R1-6L).
<b>Applicant:</b>	K.C. Customs, Inc
<b>Owner:</b>	Christi Millett
<b>Request:</b>	<b>Design Review</b> for a proposed remodel and addition to single-family residence within 200 feet of a Historical Resource Inventory property. The proposed project includes a 550 square foot addition to the ground floor at the rear of the house, an 802 square foot basement living area addition, and interior remodel work, resulting in a 2,395 square foot, four bedroom and three bathroom residence with a 406 square foot detached two-car garage.
<b>CEQA Determination:</b>	Categorically Exempt per CEQA Section 15303 – New Construction or Conversion of Small Structures
<b>Project Planner:</b>	Jeff Schwilk, AICP, Associate Planner
<b>Staff Recommendation:</b>	<b>Recommend Architectural Committee Approval</b> , subject to conditions

**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. Chen provided an overview of the project to the Commission. The representative from K.C. Customs, Inc was present for the discussion and answered questions.

The Commission discussed the relationship of the residence to the properties within the Park Court Subdivision. The discussion centered on whether the subject property and others on Park Court were potentially eligible resources. The Commission noted a significant portion of the addition was visible if not for the non-conforming fence and gates. No members of the public provided comments during public comment period.

The Commission thanked the applicant for the redesign to a single story addition.

**Motion/Action:** Motion was made by Commissioner Estes, seconded by Commissioner Standifer to recognize that the properties on Park Court are potentially eligible for listing on the City's Historic Resource Inventory. (4-1-0-2, Leung opposed, Cherukuru and Mahan absent).

**Motion/Action:** Motion was made by Commissioner Biagini, seconded by Commissioner Estes, recognizing that the property is within 200 feet of properties listed on the Historical Resource Inventory, to recommend to the Architectural Committee that the project is consistent with those that are already listed and to approve the

project, subject to the existing street side yard fence and proposed gates be maintained (5-0-0-2, Cherukuru and Mahan absent).

<b>8.B. File No.(s):</b>	<b>PLN2018-13160</b>
<b>Location:</b>	1493 El Camino Real, a 0.29 acre parcel on the north side of El Camino Real between Monroe Street and Lincoln Street; APN: 224-48-006.
<b>Zoning:</b>	General Office (OG)
<b>Applicant / Owner:</b>	1483 E.C.R. Property LLC
<b>Request:</b>	<b>Significant Properties Alteration (SPA) Permit Review and Determination for Eligibility</b> for listing of 1493 El Camino Real on the City of Santa Clara Historic Resource Inventory (HRI) in order to facilitate the demolition of the existing residence, detached garage, and ancillary structures. No replacement project is proposed at this time.
<b>CEQA Determination:</b>	Determination for eligibility is not a project under CEQA.
<b>Project Planner:</b>	Rebecca Bustos, Associate Planner
<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:** Ms. Bustos provided an overview of the project to the Commission. Prior to the meeting, Mr. Craig Mineweaser, Volunteer Architectural Advisor, provided written comments on the proposed project. Mr. Franklin Maggie of Archives & Architecture was available to answer questions on the historic resources survey. The applicant, Tom Quaglia, was present for the discussion and answered questions.

The Commission discussed opportunities for photo documentation and ability to archive those documents with the City. The Commission noted that a building's vernacular in design is not a disqualifier for eligibility under the Criterion for Architectural Significance. The Commission did concur that the structure in this instance with the craftsmen influence with the Colonial Revival style is not architecturally significant. Mr. Chen discussed the loss of historical context and noted that the property has been moved multiple times and is no longer associated with the larger open parcel. The Commission commented the dilapidated condition and lack of architectural detailing on the inside of the structure. No comments were received from the public during public comment period.

**Motion/Action:** Motion was made by Commissioner Estes, seconded by Commissioner Biagini that the Historical and Landmarks Commission finds that the property at 1493 El Camino Real does not qualify as a historically or architecturally significant resource based on the historical survey, and therefore recommend that the property is not eligible for listing on the City's Historical Preservation and Resource Inventory, and that demolition of the structure be allowed (5-0-0-2, Cherukuru and Mahan absent), subject to the following conditions:

- 1) Photo documentation and Resource Survey be archive in the public domain and placed in the custody of the City.
- 2) Make the property available to the salvage companies to recover building material, such as the windows, siding, porch and other construction materials.
- 3) Buildings vernacular in design is not a disqualifier for eligibility under the Local Criterion for Architectural Significance.

<b>8.C. File No.(s):</b>	<b>PLN2018-13194</b>
<b>Location:</b>	1655 Santa Clara Street, a 7,416 square foot lot located midblock on Santa Clara Street between Lincoln Street and Winchester Boulevard; APN: 269-25-058.
<b>Zoning:</b>	Single Family (R1-6L)

**Applicant / Owner:** Brian Johns  
**Request:** **Significant Properties Alteration (SPA) Permit Review** for the remodel and rehabilitation of a single-family residence on the Historic Resources Inventory with a Mills Act Contract. The proposed alterations include replacement of three side windows and one rear window.  
**CEQA Determination:** Categorical Exempt per CEQA Section 15331 - Historical Resource Restoration/Rehabilitation  
**Project Planner:** Steve Le, Assistant Planner I  
**Staff Recommendation:** **Recommend redesign**, subject to conditions

**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:** Commissioner Johns recused himself. Mr. Chen provided an overview of the project to the Commission. The owner, Brian Johns, was present for the discussion and noted the height limitations of the internal space, and impacts from the adjacent triplex. He noted the windows were toward the rear portion of the property and not highly visible from the side. No members of the public addressed the Commission during the public comment period.

**Motion/Action:** Motion was made by Commissioner Estes and seconded by Commissioner Biagini to forward a recommendation to the Director of Community Development to approve the proposed project (4-0-1-2, Johns recusal, Cherukuru and Mahan absent).

**Motion/Action:** Motion was made by Commissioner Biagini Estes and seconded by Commissioner Leung to approve a small bronze plaque for the property (4-0-1-2, Johns recusal Cherukuru and Mahan absent)

**8.D. File No.(s):** **PLN2018-13271**  
**Location:** 610 Monroe Street, an 11,761 square foot lot located at the northeast corner of Monroe and Market Streets; APN: 269-36-007.  
**Zoning:** Single Family (R1-6L)  
**Applicant:** Mark DeMattei, DeMattei Construction, Inc  
**Owner:** Gaillardria 1031 LLC  
**Request:** **Significant Properties Alteration (SPA) Permit Review** for the remodel and rehabilitation of a single-family residence on the Historic Resources Inventory. The proposed alterations include removal of minor amount of historic materials from foundations and chimney.  
**CEQA Determination:** Categorical Exempt per CEQA Section 15331 - Historical Resource Restoration/Rehabilitation  
**Project Planner:** Yen Han Chen, Associate Planner  
**Staff Recommendation:** **Recommend approval**, subject to conditions

**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. Chen provided background information on the project. He reviewed the extent of repairs and noted the majority of the windows were restored. He noted the heating, plumbing, and electrical systems were all upgraded, and the foundation repaired. The property owner, Mark De Mattei, was present for the discussion and answered questions.

The Commission stated concern over the loss of the brick chimney and wanted the architectural detail to be brought back. Mr. De Mattei noted that a brick veneer can be added. Mr. De Mattei was aware of the Mills Act

contract benefits and noted possibility of applying for it in the future. No members of the public addressed the Commission. The public comment period was then closed.

The Commission noted the importance for proper documentation and requested an updated historic survey and evaluation report. The Commission also noted the importance to have detail preservation plans.

**Motion/Action:** Motion was made by Commissioner Estes and seconded by Commissioner Leung to forward a recommendation to the Director of Community Development to approve the Preservation Plan and Drawings, subject to the following conditions (4-0-1-2, Biagini abstain, Cherukuru and Mahan absent):

- 1) Clad the new wood framed chimney with brick veneer.
- 2) Upon the completion of the rehabilitation project, and updated historic inventory survey (DPR 523) be prepared that explains the rehabilitation and additional historic information.
- 3) Submit plans for final architectural review to the Planning Division, and obtain architectural approval prior to the final building permits. Said plans to include Preservation Plans and drawings with preservation notes, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage.

## **9. OTHER BUSINESS**

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

#### **i. Announcements/Other Items**

- Reclaiming Our Downtown – Presentation by Dan Ondersek
- Mr. Chen reported there is conflict in scheduling. The group is holding a community meeting tonight in preparation for future Council meeting.
- Correspondence received for HLC
- Ken Kratz email dated 5/15/2018, subject: 1075 Pomeroy Ave Project
- Ken Kratz email dated 5/24/2018, subject: Pomeroy Greens
- Mr. Ken Kratz gave a brief presentation and noted he was seeking support. Members of Pomeroy Greens spoke on the impacts of the adjacent project before the City Council. Mr. Chen noted the associated project is on the June 12<sup>th</sup> Council agenda. The Commission discussed ways to support the preservation and protection of the Pomeroy Greens. The Commission drafted a memo for Council Consideration.
- **Motion/Action:** Motion was made by Commissioner Biagini and seconded by Commissioner Leung to provide the drafted memo in support of Pomeroy Greens for consideration at the June 12<sup>th</sup> Council meeting. (5-0-0-2, Cherukuru and Mahan absent).
- 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
- May Preservation Month Activities (verbal update)
- 2018 California Preservation Conference – Palo Alto (verbal update)

#### **v. Upcoming Agenda Items**

- Review of Street Name List – TBD
- CEQA Training for HLC - TBD

#### 10. ADJOURNMENT

The meeting was adjourned at 10:42 p.m., to the next regular Historical and Landmarks Commission meeting will be held on Thursday, July 5, 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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