



**MINUTES  
Thursday, May 3, 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: 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 Elaheh Kerachian, 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.

- Rod Dunham, Co-Chair of "Reclaiming Our Downtown" provided a brief presentation on their "Vision/Goals" for rebuilding the lost downtown. He noted the organization has gathered interest from over 3000 community members. Key items included: The return of the Franklin Street, and need for a Precise Plan. He noted the organization was working with the City Manager's office.

**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 Biagini and seconded by Commissioner Cherukuru to approve the Minutes for the meeting of April 5, 2018 (7-0-0-0).

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

**8. PUBLIC MEETNG ITEMS**

<b>8.A.</b>	<b>File No.(s):</b>	<b>PLN2018-13152</b>
	<b>Location:</b>	529 Chapman Court, 4,332 square foot lot on the north side of Chapman Court approximately 160 feet west of The Alameda; APN: 230-17-006. The property is zoned Single Family Residential (R1-6L).
	<b>Applicant/Owner:</b>	Antonio Bunting
	<b>Request:</b>	<b>Design Review</b> of a first floor remodel and demolition of 102 square feet of living area to an 1,405 square foot (inclusive of front porch) three bedroom and two bathroom single family residence and construction of a 810 square foot second story addition resulting in a 2,113 square foot four bedroom, three bathroom home. The project includes a 71 square foot expansion of the existing 356 square foot detached garage at the rear of the property to create a two-car garage.
	<b>CEQA Determination:</b>	Categorical exemption per Section 15301, Existing Facilities
	<b>Project Planner:</b>	Debby Fernandez, 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 owner, Antonio Bunting, was present for the discussion and answered questions.

Members of the public addressed the Commission to express concerns about the proposed request. Neighbors noted the large size and mass of the house, and indicated that it would be rented to college student. It was noted by the neighbors that only one two-story home exists on Chapman Street and other two-story homes in the general neighborhood are on larger and wider parcels. Parking problems in the neighborhood were noted; it was also noted that the oversized house would add to the parking situation. Privacy concerns from the second story residence were noted. It was also noted that a grade difference exists between adjacent properties. The public comment period was then closed.

The Commission discussed the relationship of the residence to the four properties listed on Historical Resources Inventory. Commissioners noted that the proposed project is not compatible or consistent with the neighborhood, in that the neighborhood is comprised of single story craftsman and bungalow style residences. The Commission noted the addition was out of scale with the homes on Chapman Street.

**Motion/Action:** Motion was made by Commissioner Estes, seconded by Commissioner Standifer to recommend to the Architectural Committee that Chapman Court is potentially historically significant as an unusual neighborhood of one-story hipped craftsman homes from the 1920's (7-0-0-0).

**Motion/Action:** Motion was made by Commissioner Mahan, seconded by Commissioner Biagini, recognizing that the property is within 200 feet of four properties listed on the Historical Resource Inventory, to recommend to the Architectural Committee that the project is not compatible with the neighborhood and that the two-story project be redesigned. (5-1-1-0, Estes opposed, Standifer abstained)

<b>8.B. File No.(s):</b>	<b>PLN2018-13045</b>
<b>Location:</b>	759 Madison Street, an approximately 7,100 square feet parcel located at the east side of Madison Street, APN: 269-26-115; property is zoned Single Family Residential (R1-6L).
<b>Applicant:</b>	Rob Mayer
<b>Owner:</b>	Gregory and Kathleen Romano
<b>Request:</b>	<b>Design Review</b> to construct a new detached accessory dwelling unit (ADU) of 640 square feet and detached one-car garage of 270 square feet to the rear of the property, with a <b>Modification</b> to extend height to 17 feet 6 inches for the ADU and 15 feet for one-car garage. The property is listed as a historical resource with a Historic Preservation Contract (Mills Act).
<b>CEQA Determination:</b>	Categorically Exempt per CEQA Section 15331, Historical Resources Rehabilitation
<b>Project Planner:</b>	Elaheh Kerachian, Associate Planner
<b>Staff Recommendation:</b>	<b>Recommend 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:** Commissioner Leung recused herself from the discussion and exited the Council Chambers. Ms. Kerachian provided an overview of the project to the Commission. The applicant, Rob Mayer, and owners, Gregory and Kathleen Romano, were present for the discussion and answered questions.

Members of the public addressed the Commission to express support for the proposed request. Neighbors noted that the proposal would be located on an alley where other similar structures exist. They noted that the design is better than a standard garage. A neighbor commented that recent gentrification of the block is shaping up nicely and the proposal supported. The public comment period was then closed.

The Commission noted that the Old Quad is inconsistent with the Single Family Zoning District (R1-6L) and indicated the need to update the code. They noted that the lots were generally narrow and long and residential alley ways existing in the Old Quad. The Commission noted that the proposal does not impact the main residence which is a historical resource. The Commission stated support for the height modification and that privacy onto adjacent properties was not impacted by the proposal.

**Motion/Action:** Motion was made by Commissioner Cherukuru, seconded by Commissioner Estes to recommend approval of the project as proposed. (6-0-0-1, Leung recused)

**Motion/Action:** Motion was made by Commissioner Cherukuru, seconded by Commissioner Estes to recommend approval of minor modification for height in that the house is a Mills Act property with a condition to comply with Secretary of Interior Standards. (6-0-0-1, Leung recused)

## 9. OTHER BUSINESS

- 9.A. **Commission Procedures and Staff Communications**
  - i. **Announcements/Other Items**
    - Correspondence received for HLC

- Mr. Chen reviewed the request from Office of Assembly Member Kansen Chu to submit Community Hero nominations.
- Preservation Month Activities – May 2018
- Mr. Chen noted the advertisement for the Preservation Workshop will run two weeks in the SC Weekly. City Hall Display on Mills Act Contracts has been setup and will be available for viewing throughout the month of May. He also noted the City's Proclamation "National Preservation Month" mentions the cosponsor workshop with South Bay Historic Railroad Society and City Hall display on Santa Clara's heritage.
- Review and Survey of Mills Act Contracts (verbal update)
- Mr. Chen noted there are 151 Mills Act properties of which 43 units from the Walnut Factory.
- He noted two properties did not respond to the request to be audited, and approximately eight properties were not in acceptable condition or did not adhere to the 10 Year Plan.
- 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 9:45 p.m., to the next regular Historical and Landmarks Commission meeting will be held on Thursday, June 7, 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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