



City of Santa Clara

Meeting Agenda

Historical & Landmarks Commission

Thursday, November 6, 2025

6:00 PM

Hybrid Meeting
City Hall Council
Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting the Historical and Landmarks Commission Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)

o Via Zoom:

o <https://santaclaraca.zoom.us/j/97233262035> or

o Phone: 1 (669) 900-6833

Meeting ID: 972 3326 2035

How to Submit Written Public Comment Before Historical and Landmarks Commission Meeting:

By email to PlanningPublicComment@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to Staff and will be uploaded to the Historical and Landmarks Commission Agenda as supplemental meeting material. Emails received after 12:00 P.M. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.

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Agendas, Staff Reports and some associated documents for Historical and Landmarks Commission items may be viewed on the Internet at <https://santaclaraca.legistar.com/Calendar.aspx>

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body.

CALL TO ORDER AND ROLL CALL

CONSENT CALENDAR

1. 25-1546 [Historical and Landmarks Commission Meeting Minutes of October 2, 2025](#)

Recommendation: Approve the Historical and Landmarks Commission Meeting Minutes of the October 2, 2025 Meeting.

PUBLIC PRESENTATIONS

[This item is reserved for persons to address the body on any matter not on the agenda that is within the subject matter jurisdiction of the body. The law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. The governing body, or staff, may briefly respond to statements made or questions posed, and appropriate body may request staff to report back at a subsequent meeting.]

GENERAL BUSINESS

2. 25-1557 [Recap of CPF Conference - May 2025](#)
3. 25-1558 [Potential Landmark Designation for Tiburcio Vásquez Gravesite](#)

STAFF REPORT

COMMISSIONERS REPORT

1. Subcommittee Reporting - 20 Minutes

Outreach Subcommittee

2. Board/Committee	Lead/Alternate
Santa Clara Arts and Historic Consortium	Vargas-Smith / Romano
Historic Preservation Society of Santa Clara	Vargas-Smith / Leung
Old Quad Residents Association	Leung
Development Review Hearing	Romano /Vargas-Smith
BART/ High Speed Rail/ VTA BRT Committee	Vargas-Smith/ Leung
El Camino Real Specific Plan Community Advisory Committee	Leung
Downtown Precise Plan	Vargas-Smith/Stocks
Santa Clara Station Area Task Force	Leung/Stocks
Board/Committee	Lead/Alternate
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El Camino Real Specific Plan Community Advisory Committee	Leung
Downtown Precise Plan	Vargas-Smith/Stocks
Santa Clara Station Area Task Force	Leung/Stocks

ADJOURNMENT

The next regular scheduled meeting is Thursday, December 4, 2025 at 6 p.m.

MEETING DISCLOSURES

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City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
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Agenda Report

25-1546

Agenda Date: 11/6/2025

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Historical and Landmarks Commission Meeting Minutes of October 2, 2025

RECOMMENDATION

Approve the Historical and Landmarks Commission Meeting Minutes of the October 2, 2025 Meeting.



City of Santa Clara

Meeting Minutes

Historical & Landmarks Commission

10/02/2025

6:00 PM

Hybrid Meeting
City Hall Council
Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

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CALL TO ORDER AND ROLL CALL

Vice Chair Stocks called the meeting to order at 6:02 p.m.

Present 6 - Commissioner Michael Celso , Commissioner Yvonne Inciarte, Commissioner Kathleen Romano, Vice Chair Ed Stocks, Commissioner Ana Vargas-Smith , and Commissioner Kaushal Varshney

Absent 1 - Chair Patricia Leung

A motion was made by Commissioner Celso, seconded by Commissioner Inciarte, to excuse Chair Leung.

Aye: 6 - Commissioner Celso, Commissioner Inciarte, Commissioner Romano, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

Excused: 1 - Chair Leung

CONSENT CALENDAR

1.A [25-1046](#) Historical and Landmarks Commission Meeting Minutes of September 4, 2025

Recommendation: Approve the Historical and Landmarks Commission Meeting Minutes of the September 4, 2025 Meeting.

A motion was made by Commissioner Celso, seconded by Commissioner Inciarte, to approve items 1.A and 1.B on the consent calendar.

Aye: 4 - Commissioner Celso, Commissioner Inciarte, Vice Chair Stocks, and Commissioner Varshney

Excused: 1 - Chair Leung

Abstained: 2 - Commissioner Romano, and Commissioner Vargas-Smith

1.B [25-1014](#) Historical and Landmarks Commission 2026 Calendar of Meetings

Recommendation: Approve the Historical and Landmarks Commission 2026 Calendar of Meetings.

A motion was made by Commissioner Celso, seconded by Commissioner Inciarte, to approve items 1.A and 1.B on the consent calendar.

Aye: 6 - Commissioner Celso, Commissioner Inciarte, Commissioner Romano, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

Excused: 1 - Chair Leung

PUBLIC PRESENTATIONS

None.

GENERAL BUSINESS

2. [25-985](#) Public Hearing: Consideration of a Historical Preservation Agreement (Mills Act Contract) (File No. PLN25-00350) for 1458 Lexington Street

Recommendation: Staff recommends that the Historical and Landmarks Commission determine the project to be exempt from CEQA pursuant to CEQA Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation) and find that the Mills Act Application and associated 10-Year Plan for restoration and maintenance accomplishes the intent of preserving and maintaining the historical significance of the property; and therefore, recommends City Council approval of a Mills Act Contract, and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement for the property located at 1458 Lexington Street.

Assistant Planner Summer Foss provided the staff presentation.

Architect Rob Mayer, and homeowners **Cameron Carty** and **Rachel Law** spoke regarding the project.

Public Comments: **None.**

A motion was made by Commissioner Romano, seconded by Commissioner Varshney, to close public hearing.

Aye: 6 - Commissioner Celso, Commissioner Inciarte, Commissioner Romano, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

Excused: 1 - Chair Leung

A motion was made by Commissioner Celso, seconded by Commissioner Inciarte, to approve staff recommendation with the condition of adding a plaque stating the year of construction.

Aye: 6 - Commissioner Celso, Commissioner Inciarte, Commissioner Romano, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

Excused: 1 - Chair Leung

STAFF REPORT

1. Training and Travel Requests

No updates on this item.

2. Board/Committee

Lead/Alternate

Santa Clara Arts and Historic Consortium

Vargas-Smith / Romano

Historic Preservation Society of Santa Clara

Vargas-Smith / Leung

Old Quad Residents Association

Leung

Development Review Hearing

Romano /Vargas-Smith

BART/ High Speed Rail/ VTA BRT Committee

Vargas-Smith/ Leung

El Camino Real Specific Plan Community Advisory Committee

Leung

Downtown Precise Plan

Vargas-Smith/Stocks

Santa Clara Station Area Task Force

Leung/Stocks

Commissioners provided updates on various items, meetings, and groups that they are assigned to.

COMMISSIONERS REPORT

1. Subcommittee Reporting - 20 Minutes

No updates on this item.

ADJOURNMENT

A motion was made by Commissioner Inciarte, seconded by Commissioner Romano, to adjourn the meeting at 6:46 p.m.

Aye: 6 - Commissioner Celso, Commissioner Inciarte, Commissioner Romano, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

Excused: 1 - Chair Leung

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MEETING DISCLOSURES

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Agenda Report

25-1557

Agenda Date: 11/6/2025

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Recap of CPF Conference - May 2025

DISCUSSION

Commissioner Romano will provide a recap of key insights and takeaways from the California Preservation Foundation (CPF) Conference held in May 2025. The summary will highlight the session on Sacramento's approach to form based codes for historic buildings.

RECOMMENDATION

...Recommendation

There is no staff recommendation.



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
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Agenda Report

25-1558

Agenda Date: 11/6/2025

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Potential Landmark Designation for Tiburcio Vásquez Gravesite

DISCUSSION

Commissioner Inciarte will lead a discussion to gauge the Commission's interest in pursuing a potential Historic Resource Inventory (HRI) designation for the gravesite of Tiburcio Vásquez, located at the Santa Clara Mission Cemetery in Santa Clara.

Tiburcio Vásquez was a notable and controversial figure in California history, known for his role as a 19th-century Californio bandit and folk hero. His life and legacy are subjects of historical interest and cultural significance.

The purpose of this discussion is to consider the historical relevance of the site and to determine whether there is Commission support for further research and potential initiation of the landmarking process in accordance with Section 18.130.040 of the Zoning Ordinance.

RECOMMENDATION

...Recommendation

There is no staff recommendation.

ATTACHMENTS

1. Historic Preservation Ordinance

Chapter 18.130 – Historic Preservation

Sections:

- 18.130.010 – Purpose
- 18.130.020 – Intent
- 18.130.030 – Identification of HRI Properties
- 18.130.040 – HRI Property Designation
- 18.130.050 – Property Alteration
- 18.130.060 – Demolition Permits
- 18.130.070 – HLC Referral for Projects Near HRI Properties
- 18.130.080 – Unsafe or Dangerous Conditions

18.130.010 – Purpose

The purpose of this Chapter is to promote the identification, protection, enhancement, and perpetuation of buildings, structures, and properties within the City that reflect special elements of the City's social, economic, historical, archaeological, architectural, engineering, cultural, natural, or aesthetic heritage.

18.130.020 – Intent

This Chapter shall be known as the Santa Clara Historic Preservation Ordinance.

18.130.030 – Identification of HRI Properties

- A. In order to carry out the goals and policies of the General Plan, and to further the purposes of this Chapter, a list of architecturally or historically significant resources shall be maintained as Appendix 8.9 of the General Plan. This list shall be known as the Historic Resource Inventory (HRI).
- B. In order for a property to be placed on the HRI following the adoption of this Chapter, an historic resource survey (DPR 523A) shall be prepared by a qualified consultant in compliance with the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation: Professional Qualifications Standards. Properties evaluated in an historic resource survey that meet the designation criteria specified in Subsection 18.130.040 A. (Designation Criteria) may be added to the HRI by the Council after consideration and recommendation by the Historical and Landmarks Commission (HLC).
- C. The HRI shall be kept on file in the Department, subject to review and update by the HLC and the Council as deemed necessary. Because the HRI is an appendix to the General Plan, the City shall amend the General Plan on a regular basis to update the HRI to reflect recent Council decisions on designation.

18.130.040 – HRI Property Designation

- A. **Designation Criteria.** For purposes of this Chapter, a building, structure, object, or site is eligible for inclusion in the HRI if it meets all of the following designation criteria:

1. **Age.** A building, structure, object, site, or district that is 50 years of age or older may qualify as an HRI property if it meets other designation criteria. If a property proposed for inclusion is less than 50 years of age, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the property, and/or the property proposed for inclusion is a distinctive or important example of its type or style;
2. **Retains Historic Integrity.** A building, structure, object, site, or district must maintain integrity to be considered eligible for listing on the City's inventory as an HRI property. Integrity refers to a resource's ability to convey its significance by the retention of a property's visual and physical characteristics and its surroundings. If a property proposed for inclusion was moved to prevent demolition at its former location, it may still be considered eligible for listing as an HRI property if the new location is compatible with the original character of the property; and
3. **Appendix 8.9.** The property proposed for inclusion falls within one or more of the following categories, as these terms are defined in Section 8.9.2 (Criteria for Local Significance) of Appendix 8.9 of the General Plan:
 - a. Historical or cultural significance;
 - b. Architectural significance;
 - c. Geographic significance; or
 - d. Archaeological significance.

B. Initiation of Designation.

1. Designation of a property proposed for inclusion on the HRI may be initiated by any of the following parties:
 - a. Owner(s) of the property proposed for inclusion or authorized representative of the owner(s);
 - b. Historical and Landmarks Commission; or
 - c. Council.
2. If designation is initiated by the owner(s), an application for designation shall be made to the Department through submittal of the prescribed application form accompanied by a nonrefundable filing fee as specified in the Fee Schedule. The Department shall establish what supporting documentation shall accompany the application, including, but not limited to, State of California DPR 523 series forms or other HRI forms as may be approved by the State.
3. At the time of submission of an application for designation, the owner(s) or authorized representative of the owner(s) shall provide written consent for the designation process to the City.
4. The application shall indicate the parameters of the property proposed for inclusion, specifying any related structures or landscape that is to be included for consideration and an evaluation of the property's conformance with the applicable criteria.
5. If designation is initiated by the HLC or the Council, the Department shall notify the owner(s) of the property by certified mail within 90 days of the initiation and request written

consent from the owner. If the owner does not consent to the designation application, the designation procedure shall not proceed.

6. Applications for designation of a property proposed for inclusion on the HRI shall be agendized for review by the HLC within 60 days from the date the application is deemed complete.
- C. Approval of Permits When Designation is Pending.** Except as provided in Section 18.130.080 (Unsafe or Dangerous Conditions), no Building Permit, Demolition Permit, or other permit that would result in a major alteration of the property shall be issued for any property when a HRI designation application has been initiated with the Department as specified in Subsection B. (Initiation of Designation) until all hearings on the matter are concluded. Minor alterations and small projects may still be approved.
- D. HLC Public Hearing.**
1. The HLC shall conduct a public hearing on the application for designation in a timely manner.
 2. Notice of the public hearing shall be provided in compliance with Chapter 18.146 (Public Notices and Hearings).
 3. A staff report, including the supporting documentation as described in Subsection B. (Initiation of Designation) concerning the property proposed for inclusion shall be provided to the HLC. The report shall address the significance and integrity of the property proposed for inclusion as it relates to the designation criteria, provide other relevant information, and include a recommendation concerning the application and the basis therefor.
 4. The HLC shall consider any evidence or input offered at the hearing. The HLC shall recommend to the Council approval, modification, or denial of the designation proposal.
- E. Council Action.** Following the HLC action, the Council shall take action on the request by resolution or other means determining whether the subject property is eligible for inclusion on the HRI.
- F. Notice of Designation.**
1. Following action by the Council, a copy of the findings shall be sent by first class mail to the owner(s) of the newly designated HRI property, and a notice of the designation, along with a legal description of the property, shall be recorded in the records of the County Recorder.
 2. Failure to record with the County Recorder shall not invalidate a designation or any of the requirements of this Chapter.
- G. Designation Repeal or Amendment.**
1. Designation may be repealed or amended in the same manner and procedure as was followed in Subsection B. (Initiation of Designation) et seq. This action shall result from new information, the discovery of earlier misinformation or change of original circumstances, conditions, or factors that justified the designation.
 2. If a repeal is approved by the Council, a notice shall be sent to the same persons and manner specified in Subsection F. (Notice of Designation).

18.130.050 – Property Alteration

- A. Permit(s) Required for Alterations.** No person shall make alterations to any HRI property without first obtaining the required permits or approvals from the Director, or the Review Authority specified in this Chapter.
1. A Significant Properties Alteration (SPA) Permit shall be required for alterations to an HRI property.
 2. The addition of an accessory dwelling unit to an HRI property requires an SPA Permit.
 3. For purposes of compliance with the California Environmental Quality Act (CEQA), an SPA Permit for a major alteration shall be considered a discretionary project under Section 15357 of the CEQA Guidelines.
- B. Application for Significant Property Alteration (SPA) Permit.**
1. The owner or authorized representative proposing alterations to an HRI property shall file a planning application with the Department, with the required supporting information, and any applicable filing fee in compliance with the Fee Schedule.
 2. As soon as practicable after the application is deemed complete, the application for the SPA Permit shall be forwarded to the Director or HLC, as appropriate, for its review and recommendation.
- C. Review Required for Alterations.**
1. The Director shall approve or deny applications for SPA Permits for small projects as defined in this Chapter. The Director has the discretion to determine that any such application for a small project should instead be construed as a major alteration requiring review by the HLC and approval by the Director of Community Development.
 2. The HLC shall review applications for SPA Permits proposed for major alterations and render a recommendation to the Director of Community Development.
 3. Following review and recommendation by the HLC, applications for SPA Permits for major alterations shall be forwarded to the Director of Community Development, which shall approve or deny the application.
 4. The Director or HLC may require supplemental information or reports as may be necessary for a complete review.
 5. The Director may impose such reasonable conditions or restrictions as they deem necessary or appropriate on a case-by-case basis to promote or achieve the purposes of this Chapter.
 6. Preventative maintenance, as defined in this Chapter, shall be excluded from the review process specified in this Section.
 7. The addition of an accessory dwelling unit to an HRI property shall be considered a major alteration if (A) the accessory unit would be attached to the main house and involve alterations to the exterior of the main house; (B) the HRI property is subject to a Mills Act contract; (C) the accessory dwelling unit would convert a garage that may be of a similar age and design to the main dwelling and contribute to the integrity of the HRI property; or

(D) the Director makes a determination that the addition would be a major alteration. All other additions of accessory dwelling units shall be processed as small projects.

D. Findings Necessary to Approve SPA Permits. A decision to approve, approve with changes, and/or conditions, or deny the application for the SPA Permit shall be based upon the following findings.

1. The alterations shall be designed to the essential character, features, and defining elements that make the HRI property significant;
2. The project proposal shall not have a significant adverse effect on the integrity of the HRI property;
3. The alterations must be compatible with the existing structure or district; and
4. The alterations must be consistent with the Secretary of the Interior's Treatment Standards.

E. Appeal Procedures.

1. In the event the applicant or other interested party is not satisfied with the permit or approval action permitted by this Section, the decision may be appealed. Such appeal shall be taken by the filing of a notice in writing to that effect with the City Clerk within seven calendar days after rendition of the decision, along with the payment of an appeal fee as specified in the Fee Schedule.
2. Appeals of the Director's decisions shall be evaluated in the same manner as major alterations and shall be referred to the HLC for recommendation and the Council for decision.

F. Approval Expiration. Any approval granted under this Section shall remain valid for a period of two years following the date the action was taken by the Director or the applicable Review Authority. The Director or Review Authority may at any time authorize extensions of time on any approval, without the need for any public hearing, for a total period of 24 months following the original date of expiration.

G. Preventative Maintenance. The owner, lessee, or other person(s) in actual charge of an HRI property ("responsible party") shall maintain and keep such property in a manner that ensures its continued eligibility for listing on the HRI. Care of the HRI property shall be undertaken so as not to constitute "demolition by neglect" and prevent deterioration, dilapidation, and decay of the historic fabric of any portion of the property. The responsible party shall ensure that all HRI properties shall remain free from structural defects through prompt corrections of any of the following defects:

1. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls, or other vertical structural supports.
2. Members of ceilings, roofs, and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.
3. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken window glass or doors.
4. Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering.

5. Any fault or defect in the structure which renders it structurally unsafe or not properly watertight.
6. Minor mechanical systems in need of repair, not involving substantial removal of original interior or exterior building materials or features.

18.130.060 – Demolition Permits

A. Properties Not Listed on the HRI.

1. Upon receiving an application for a Demolition Permit for a property not listed on the HRI, the Department shall search the City permit system database to ascertain if the property is noted as “potentially historic” next to the assessor’s parcel number. If the property contains this notation, the Department shall make a determination as to whether an application should be referred to the HLC and Council for a determination as to whether the property is eligible for listing on the HRI. If no referral is made, the Demolition Permit may be approved or denied along with replacement plans by the Director.
2. For any such referral, the HLC and Council shall make an eligibility determination using the same criteria and process as a designation determination in compliance with Section 18.130.040 (HRI Property Designation), except that properties found to be eligible will not automatically be added to the HRI, unless the property owner requests that the property be listed. The owner shall be responsible for submitting the required documentation needed, including but not limited to a completed DPR 523A form so the City may make a determination on the referral of the property to the HLC or Council.
3. For properties the Council determines to be ineligible for listing on the HRI, the Council may approve or deny the Demolition Permit at the time of the eligibility determination. For properties the Council determines to be eligible for listing on the HRI, the Demolition Permit application shall follow the process in Subsection B. (HRI Properties and Eligible Properties).

B. HRI Properties and Eligible Properties.

1. An Environmental Impact Report shall be required for any application to demolish an HRI property or a property determined to be eligible for listing in compliance with Subsection A. (Properties Not Listed on the HRI).
2. The Demolition Permit application and Environmental Impact report shall be referred to the HLC for a recommendation on whether to grant, modify, or deny the Demolition Permit application. The HLC recommendation shall be forwarded to the Council, which shall make a final decision on the application.
3. The HLC shall recommend approval of a Demolition Permit, and the Council shall approve a Demolition Permit, only if there are no viable alternatives for saving the property, and such alternatives have been fully addressed in an Environmental Impact Report.

18.130.070 – HLC Referral for Projects Near HRI Properties

- A. For development projects that require Architectural Review but that are not located on HRI properties, if the project is located within 200 feet of an HRI property, then before submitting the application to the Director, the application shall first be referred to the HLC.
- B. The HLC shall review the project for neighborhood compatibility and consistency with the City’s adopted Design Guidelines and make a recommendation to the Director.

18.130.080 – Unsafe or Dangerous Conditions

- A.** None of the provisions of this Chapter shall prevent the alteration, construction, reconstruction, restoration, stabilization, or demolition of an HRI property, or any exterior feature thereof, which the Building Official or designee has declared necessary to correct an unsafe or dangerous condition where there is a threat to public health and safety.
- B.** Only such work as is reasonably necessary to correct the unsafe or dangerous condition may be performed in compliance with this Subsection.
- C.** The California Historical Building Code shall be employed for this purpose at the request of the property owner.