



City of Santa Clara

Meeting Minutes

Historical & Landmarks Commission

04/03/2025

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 meeting in a hybrid manner (in-person and 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 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.
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- 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 6:00 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 Yvonne Inciarte

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

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

Absent: 1 - Commissioner Inciarte

CONSENT CALENDAR

1.A [25-393](#) Historical and Landmarks Commission Meeting Minutes of October 3, 2024 - Continued from February 6, 2025 and March 6, 2025 Meeting

Recommendation: Approve the Historical and Landmarks Commission Meeting Minutes of the October 3, 2024 Meeting.

Commissioner Stocks and Vice Chair Vargas-Smith were not in attendance at the October 3, 2024 meeting and abstained from voting.

A motion was made by Commissioner Romano, seconded by Commissioner Celso, to approve staff recommendation, with the correction Commissioner Celso provided on page two, to state "nominated" instead of "voted".

Aye: 4 - Commissioner Celso, Commissioner Kirby, Chair Leung, and Commissioner Romano

Excused: 1 - Commissioner Inciarte

Abstained: 2 - Commissioner Stocks, and Vice Chair Vargas-Smith

1.B [25-407](#) Historical and Landmarks Commission Meeting Minutes of March 6, 2025

Recommendation: Approve the Historical and Landmarks Commission Meeting Minutes of the March 6, 2025 Meeting.

A motion was made by Commissioner Romano, seconded by Commissioner Celso, to approve staff recommendation.

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

Excused: 1 - Commissioner Inciarte

Abstained: 2 - Commissioner Kirby, and Commissioner Stocks

PUBLIC PRESENTATIONS

Public Comments: **None.**

GENERAL BUSINESS

2. [25-397](#) PUBLIC HEARING: Continuance for Recommendation on the Architectural Review of (PLN24-00460) for a Demolition of the Existing Single-Family Residence and Construction of a 2,274 Square-Foot Four-Bedroom, Three-and-half Bathroom Two-Story Residence with an Attached Two-Car Garage located at 520 Hilmar Street within 200 Feet of Historic Properties.

Recommendation: Recommend that the Historical and Landmarks Commission find that the proposed project located at 520 Hilmar Street will not destroy or have a significant adverse effect on the integrity of the HRI listed properties within 200 feet at 530-560 Hilmar Street; that the construction is compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.

Senior Planner, Steve Le provided the staff presentation.

Thanh Nguyen provided the applicant presentation.

Public Speaker:

Mark Kelsey

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

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

Excused: 1 - Commissioner Inciarte

A motion was made by Commissioner Romano, seconded by Commissioner Stocks, to deny staff recommendation for the following reasons: (1) massing is larger than the adjacent residence, and neighboring residences along Hilmar Street; (2) ground floor front setback is closer to the street than along Hilmar Street; (3) second-story front setback is closer to the street than adjacent residence, and neighboring residences along Hilmar Street; (4) orientation is not congruent with the neighboring residences along Hilmar Street; (5) missing exterior detail material for Spanish style architecture.

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

Excused: 1 - Commissioner Inciarte

3. [25-361](#) PUBLIC HEARING: Consideration of a Historical Preservation Agreement (Mills Act Contract) (File No. PLN25-00085) for 1111 Harrison Street

Recommendation: Staff recommends that the Historical and Landmarks Commission determine the project to be exempt from CEQA pursuant to CEQA Section 1561(b)(3) and find that the Mills Act Application and associated 10-Year Plan for restoration and maintenance accomplish the intent of preserving and maintaining the historical significance of the property; and therefore, recommend 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 1111 Harrison Street.

Associate Planner, Daniel Sobczak provided the staff presentation.

Homeowner Steven Reeber answered questions from the Commissioners.

Public Comments: **None.**

A motion was made by Commissioner Stocks, seconded by Commissioner Celso, to close public hearing.

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

Excused: 1 - Commissioner Inciarte

A motion was made by Commissioner Stocks, seconded by Vice Chair Vargas-Smith, to approve staff recommendation, with conditions to install a new bronze plaque correcting the construction year to 1892, and with modifications to the 10-year plan: (1) for years 3 - 4 any repairs or replacements should be done with like materials and like styles; and (2) that wood windows are repaired with like materials.

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

Excused: 1 - Commissioner Inciarte

4. [25-363](#) PUBLIC HEARING: Recommendation on the Architectural Review (PLN25-00065) for the Demolition of an Existing Uninhabitable Commercial Structure and the Construction of a New 2,598 Square-Foot Two-Story Residence with Four Bedrooms and Three and a Half Bathrooms Located at 1175 Lafayette Street within 200 Feet of Historic Resource Inventory Properties.

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), and **Approve** the Architectural Review for the demolition of an existing structure and the construction of a new 2,598 square-foot four bedroom, three and one half-bathroom two-story residence with a two-car garage and a detached accessory dwelling unit (ADU) at 1175 Lafayette Street, subject to the findings and conditions of approval.

Associate Planner, Daniel Sobczak provided the staff presentation.

Peter Trinh provided the applicant presentation.

Public Comments: **None.**

A motion was made by Vice Chair Vargas-Smith, seconded by Commissioner Celso, to close public hearing.

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

Excused: 1 - Commissioner Inciarte

A motion was made by Commissioner Stocks, seconded by Vice Chair Vargas-Smith, to approve staff recommendation with the following additional conditions: (1) the applicant maintain the horizontal Hardie board siding as shown in the 3D renderings. The siding should differ in widths from the horizontal siding on surrounding properties; (2) the renderings should be updated to reflect the proper window sizes and reflect the site plans as reviewed and recommended for approval; (3) the window frames should be of a substantial material, not vinyl, and a dark color; (4) the garage doors should have a differing style than reflected on the renderings, using carriage doors, or something similar to reflect the historic neighborhood; (5) the applicant, prior to demolition, should document the building to be removed with extensive interior and exterior photos, an expanded history of the structure including the owners and occupants, and the measurements of the original building.

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

Excused: 1 - Commissioner Inciarte

STAFF REPORT

1. Training and Travel Request

No updates on this item.

2. Budget Update

No updates on this item.

COMMISSIONERS REPORT

Subcommittee Reporting - 20 Minutes

Commissioners discussed the banners for Historic Preservation Month in May.

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.

ADJOURNMENT

A motion was made by Commissioner Romano, seconded by Commissioner Stocks, to adjourn the meeting at 8:49 p.m.

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

Excused: 1 - Commissioner Inciarte

The next regular scheduled meeting is on Thursday, May 1, 2025 at 6 p.m.

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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