

**Excerpt Historical and Landmarks Commission  
Meeting Minutes of January 4, 2018**

<b>8.A. File No.(s):</b>	<b>PLN2016-12235, PLN2016-12317, and CEQ2017-01032</b>
<b>Location:</b>	1075 Pomeroy Avenue, a 12,400 square foot project site located east side of Pomeroy Avenue, approximately 135 feet north of Benton Street, APN: 290-69-079; project site is zoned Low-Density Multiple Dwelling (R3-18D).
<b>Applicant / Owner:</b>	Daryoush Marhamat
<b>Request:</b>	<b>Referral from City Council on the Design Review</b> of four two-story single-family detached residences; other associated Planning Applications include Rezoning from Low-Density Multiple Dwelling (R3-18D) to Planned Development (PD), and Tentative Parcel Map.
<b>CEQA Determination:</b>	Mitigated Negative Declaration
<b>Project Planner:</b>	Steve Le, Assistant Planner
<b>Staff Recommendation:</b>	<b>Approve</b> , subject to conditions

**Notice:** The notice of public meeting for this item was posted within 500 feet of the site and was mailed to property owners within 500 feet.

**Discussion:** Mr. Le provided an overview of the project to the Commission. The applicants' representative, Leonard Pacheco and Daryoush Marhamat were present for the discussion and gave a brief presentation. The Commission reviewed supplemental documents submitted by members of the public and the applicant. Seven neighbors spoke in opposition of the project, expressing concerns on the historical attributes of the surrounding properties, potential impacts to the Pomeroy Green and Pomeroy West, architectural compatibility, sun and shade impact, lack of carports, privacy impacts from second story windows, and rezoning to PD. Ken Kratz prepared and presented alternatives design for the project site.

Chair Johns clarified the review of this project is to provide design compatibility recommendations to the City Council. The Commission deliberated on the architectural significance of the mid-century modern style, with discussion on design recommendations, including replacing stucco and horizontal sidings to a more subdued material or appearance similar to Pomeroy Green, increasing setbacks and reducing the overall height of the northern buildings to reduce shading onto the neighborhood park to the north of the project site, considering a lower roof pitch to reduce the overall height, redesigning window geometry and framing treatment, and considering carports instead of garages. The Commission also discussed on bringing the project back before City Council consideration of the final design. Staff clarified that the Commission's recommendations would go back to City Council for consideration with the project.

**Motion/Action:** Motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to recommend that City Council considers the neighborhood properties i.e. Pomeroy

Green and Pomeroy West would be potentially eligible for historical designation based on criteria identified in under the California code and the City of Santa Clara adopted ordinance for criteria A, B, and C which is the person, architecture, and event (7-0-0-0).

Motion was made by Commissioner Cherukuru, seconded by Commissioner Standifer that the proposed project currently has some design features that would be considered incompatible to the potentially historic neighborhood and recommend a redesign to reconsider setbacks as respect to shade impact, roof slope, overall height, stucco, horizontal siding, carports instead of garages and window geometry (7-0-0-0).

Motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to recommend that staff facilitate a community meeting to vest the design and find an agreeable solution (7-0-0-0).

Motion was made by Chair Johns, seconded by Commissioner Biagini to recommend that the revised project return to Historical and Landmarks Commission for review and recommendation (5-1-1-0, Johns abstained, Cherukuru opposed).