



**MINUTES
Thursday, November 1, 2018
Regular Meeting – 7:00 P.M.**

CALL TO ORDER AND ROLL CALL

Chair Cherukuru called the meeting to order at 7:00 p.m.

Present 5 – Commissioner Nancy Biagini, Chair Priya Cherukuru, Vice Chair Stephen Estes, Commissioner Patricia Leung, and Commissioner Ana Vargas-Smith

Absent 2 - Commissioner J.L. "Spike" Standifer and Commissioner Michael Celso

Staff Present - Yen Han Chen, Associate Planner, and Jeff Schwilk, Associate Planner

DECLARATION OF COMMISSION PROCEDURES

Chair Cherukuru reviewed the Historical and Landmarks Commission procedures.

REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

None.

CONSENT CALENDAR

- 1.A. 18-1381** Action on Historical and Landmarks Commission Minutes of October 4, 2018
- Recommendation** Approve the Historical and Landmarks Commission Minutes of October 4, 2018.
- A motion was made by Commissioner Vargas-Smith and seconded by Commissioner Estes to approve the Minutes for the meeting of September 6, 2018 with minor spelling edits to names (6-0-0-1, Standifer absent).**

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING / GENERAL BUSINESS

- 2. 18-1404** Public Hearing: Listing on the City's Historic Resources Inventory, Mills Act Contract, and Design Review and SPA Permit for 820 Civic Center Drive
- Recommendation** Staff recommends the Historical and Landmarks Commission find that the house will retain sufficient integrity as a significant example of Spanish Colonial Revival architecture through the construction of the proposed addition, subject to the procedures outlined in the September 17, 2018 Preservation Plan prepared by Bonnie Bamberg of Urban Programmers, and recommend approval of the following:

- 1) That, based upon the historic survey (DPR) and the evaluations of the proposed remodel and additions to the property, the Commission forward a recommendation to the City Council for approval of the designation and addition of this property to the City's Historic Resource Inventory;
- 2) That, based upon the analysis and findings of the historical evaluation, the Commission forward a recommendation to the City Council for approval of the Mills Act Contract application, including the adoption of a 10-Year Rehabilitation and Maintenance Plan associated with this historical preservation agreement; and,
- 3) That, based upon the analysis and findings of the historical evaluation, the Commission forward a recommendation of approval for issuance of a Significant Property Alteration (SPA) Permit to the Director of Community Development for the proposed addition, subject to the procedures outlined in the September 17, 2018 Preservation Plan prepared by Bonnie Bamburg of Urban Programmers, and subject to the additional condition that an updated Historic Survey (DPR) be prepared by the property owner and submitted to the City for the property following completion of the above-referenced addition and remodel improvements to house.

Public Speaker(s): Michael Fisher
Cheryl Fisher
1 Member of the Public

A motion was made by Commissioner Biagini and seconded by Commissioner Leung to recommend approval of the historic designation and addition of the property to the City's Historic Resource Inventory.

Aye: 5 – Commissioner Nancy Biagini, Chair Priya Cherukuru, Vice Chair Stephen Estes, Commissioner Patricia Leung, and Commissioner Ana Vargas-Smith

Absent: 2 – Commissioner Celso and Commissioner Standifer

A motion was made by Commissioner Estes and seconded by Commissioner Biagini to recommend approval of the requested Mills Act Contract, including the adoption of the proposed associated 10-year Rehabilitation and Maintenance Plan, considering the option of the property owners to include in the 10-year plan, the preservation or restoration or rehabilitation of the adobe brick retaining wall and lamp pillars.

Aye: 5 – Commissioner Nancy Biagini, Chair Priya Cherukuru, Vice Chair Stephen Estes, Commissioner Patricia Leung, and Commissioner Ana Vargas-Smith

Absent: 2 – Commissioner Celso and Commissioner Standifer

A motion was made by Commissioner Estes and seconded by Commissioner Biagini to recommend approval of the issuance of a Significant Property Alteration (SPA) Permit for the proposed addition and covered parking placement, subject to the recommended conditions of approval in the staff report, and subject to the added condition that the adobe brick retaining wall and pillars not be removed as part of the scope of the SPA, upon further review of how the State Historic Building Code may be applied to preserve the status of the existing wall and pillars.

Aye: 5 – Commissioner Nancy Biagini, Chair Priya Cherukuru, Vice Chair Stephen Estes, Commissioner Patricia Leung, and Commissioner Ana Vargas-Smith
Absent: 2 – Commissioner Celso and Commissioner Standifer

A motion was further made by Commissioner Leung and seconded by Commissioner Vargas-Smith to authorize the order of a small bronze plaque to be inscribed with the date “c.1935” for placement on the property upon approval of the requested Mills Act Contract.

Aye: 5 – Commissioner Nancy Biagini, Chair Priya Cherukuru, Vice Chair Stephen Estes, Commissioner Patricia Leung, and Commissioner Ana Vargas-Smith
Absent: 2 – Commissioner Celso and Commissioner Standifer

3. 18-1460 Public Hearing: Mills Act Contract for 1217 Harrison Street

Recommendation Based upon the analysis and findings of the historical evaluation survey, staff recommends that the Commission forward a recommendation to the City Council for approval of the Mills Act Contract application, including the adoption of 10-Year Rehabilitation and Maintenance Plan associated with this historical preservation agreement.

Public Speaker(s): Suyog Kishor Kotecha

A motion was made by Commissioner Biagini and seconded by Commissioner Vargas-Smith to recommend City Council approval of the Mills Act contract, including the adoption of the 10-Year Rehabilitation and Maintenance Plan.

Aye: 5 – Commissioner Nancy Biagini, Chair Priya Cherukuru, Vice Chair Stephen Estes, Commissioner Patricia Leung, and Commissioner Ana Vargas-Smith
Absent: 2 – Commissioner Celso and Commissioner Standifer

A motion was further made by Commissioner Leung and seconded by Commissioner Vargas-Smith to authorize the order of a small bronze plaque to be inscribed with the date “c.1891” for placement on the property upon approval of the requested Mills Act Contract.

Aye: 5 – Commissioner Nancy Biagini, Chair Priya Cherukuru, Vice Chair Stephen Estes, Commissioner Patricia Leung, and Commissioner Ana Vargas-Smith
Absent: 2 – Commissioner Celso and Commissioner Standifer

4. 18-1355 Public Hearing: Consideration of 2017-2018 Historical Property Preservation Agreement Audit (Mills Act Contracts)

Recommendation Staff recommends that the Commission note and file 2017 2018 Mills Act Contracts Audit; and Based on the updated 2017 2018 Mills Act Contracts Audit, that the Commission forward a recommendation of cancellation or nonrenewal of Mills Act Contracts for the following properties:

- 1895 Catherine Street
- 1236 Jackson Street
- 742 Jefferson Street
- 1711 Main Street
- 741 Lincoln Street

- 1751 Benton Street
- 1695 Market Street
- 1212 Pierce Street
- 864 Madison Street
- 758 Jackson Street
- 906 Monroe/1341 Homestead

Public Speaker(s): Tim Hatch
 Paul Yang
 Tim Harper
 Ivan Lam
 Jonathan Evans
 Butch Disessa
 Patrick and Tedra Nikolai (not present/submitted letter)

A motion was made by Commissioner Estes and seconded by Commissioner Leung to note and file the 2017-2018 Mills Act Contracts Audit.

Aye: 5 – Commissioner Nancy Biagini, Chair Priya Cherukuru, Vice Chair Stephen Estes, Commissioner Patricia Leung, and Commissioner Ana Vargas-Smith
Absent: 2 – Commissioner Celso and Commissioner Standifer

A motion was made by Commissioner Estes and seconded by Commissioner Biagini to recommend that staff formalize a Mills Act Contract Enforcement Plan to ensure that property owners know of their obligations and contractual requirements, include making the 10 Year plans contract terms reasonable, flexible, and enforceable, and to hold public comment on the Plan.

Aye: 5 – Commissioner Nancy Biagini, Chair Priya Cherukuru, Vice Chair Stephen Estes, Commissioner Patricia Leung, and Commissioner Ana Vargas-Smith
Absent: 2 – Commissioner Celso and Commissioner Standifer

A motion was made by Commissioner Estes and seconded by Commissioner Cherukuru to recommend that staff, based on the public comment received, work with the property owners that have responded to the audit, to review information based on the efforts of maintenance and upkeep of the historical resource based on Secretary of Interior Standards, and to based the whole of the audit on the good faith efforts and not just on the 10 year plan.

Aye: 5 – Commissioner Nancy Biagini, Chair Priya Cherukuru, Vice Chair Stephen Estes, Commissioner Patricia Leung, and Commissioner Ana Vargas-Smith
Absent: 2 – Commissioner Celso and Commissioner Standifer

A motion was made by Commissioner Estes and seconded by Commissioner Cherukuru to recommend that staff send out request via Certified Mail for participation in the Mills Act audit for those that have not responded and report back to the Historical and Landmarks Commission

Aye: 5 – Commissioner Nancy Biagini, Chair Priya Cherukuru, Vice Chair Stephen Estes, Commissioner Patricia Leung, and Commissioner Ana Vargas-Smith
Absent: 2 – Commissioner Celso and Commissioner Standifer

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE

1. Announcements / Other Items

None

2. Board or Committee Assignments

- Santa Clara Arts and Historic Consortium (Estes / Leung Alternate)
- Historic Preservation Society of Santa Clara (Vargas-Smith)
- Old Quad Residents Association (Leung / Vargas-Smith as alternate)
- Architectural Committee (Leung / Vargas-Smith as alternate)
- Agnews Historic Cemetery Museum Committee (Standifer / Biagini as alternate)
- BART/ High Speed Rail/ VTA BRT Committee (Vargas-Smith / Cherukuru as alternate)
- Zoning Ordinance Update (Biagini)
- El Camino Real Specific Plan Community Advisory Committee (Biagini)
- Downtown Revitalization (Vargas-Smith)

Commissioners provided an updated on board and committee assignments.

3. Commissioner Travel and Training Reports

Commissioner Cherukuru provided an update on CEQA training she attended.

HLC LIAISON REPORT

1. City Council and Planning Commission Actions

Staff Liaison Yen Han Chen provided updates on the City Council and Planning Commission items.

2. Upcoming Agenda Items

- Review of Street Name List - TBD
- CEQA Training for HLC - TBD
- Capital Improvements Budget (CIP) Review - April / May
- Fiscal Work Plan - TBD
- Preservation Month Activities – TBD

Staff Liaison Yen Han Chen provided updates on upcoming agenda items. **Chair Cherukuru** requested that the Fiscal Work Plan and Preservation Month Activities be added to the next meeting agenda.

ADJOURNMENT

The meeting was adjourned at 11:30 p.m. The next regular scheduled meeting is on Thursday, December 6, 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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