



# City of Santa Clara

## Meeting Minutes

### Historical & Landmarks Commission

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11/01/2018

7:00 PM

City Hall Council Chambers  
1500 Warburton Avenue  
Santa Clara, CA 95050

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#### CALL TO ORDER AND ROLL CALL

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

**Present** 5 - Commissioner Nancy A. Biagini, Commissioner Patricia Leung, Commissioner Priya Cherukuru, Commissioner Stephen Estes, and Commissioner Ana Vargas-Smith

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

#### 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.**

**Aye:** 5 - Commissioner Biagini, Commissioner Leung, Commissioner Cherukuru, Commissioner Estes, and Commissioner Vargas-Smith

**Absent:** 2 - Commissioner Standifer, and Commissioner Celso

#### PUBLIC PRESENTATION

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 Bamburg 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 Biagini, Commissioner Leung, Commissioner Cherukuru, Commissioner Estes, and Commissioner Vargas-Smith

**Absent:** 2 - Commissioner Standifer, and Commissioner Celso

**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 Biagini, Commissioner Leung, Commissioner Cherukuru, Commissioner Estes, and Commissioner Vargas-Smith

**Absent:** 2 - Commissioner Standifer, and Commissioner Celso

**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, consideration of which depends 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 Biagini, Commissioner Leung, Commissioner Cherukuru, Commissioner Estes, and Commissioner Vargas-Smith

**Absent:** 2 - Commissioner Standifer, and Commissioner Celso

**A motion was 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 Biagini, Commissioner Leung, Commissioner Cherukuru, Commissioner Estes, and Commissioner Vargas-Smith

**Absent:** 2 - Commissioner Standifer, and Commissioner Celso

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 Biagini, Commissioner Leung, Commissioner Cherukuru, Commissioner Estes, and Commissioner Vargas-Smith

**Absent:** 2 - Commissioner Standifer, and Commissioner Celso

**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 Biagini, Commissioner Leung, Commissioner Cherukuru, Commissioner Estes, and Commissioner Vargas-Smith

**Absent:** 2 - Commissioner Standifer, and Commissioner Celso

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 Biagini, Commissioner Leung, Commissioner Cherukuru, Commissioner Estes, and Commissioner Vargas-Smith

**Absent:** 2 - Commissioner Standifer, and Commissioner Celso

**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 Biagini, Commissioner Leung, Commissioner Cherukuru, Commissioner Estes, and Commissioner Vargas-Smith

**Absent:** 2 - Commissioner Standifer, and Commissioner Celso

**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 Biagini, Commissioner Leung, Commissioner Cherukuru, Commissioner Estes, and Commissioner Vargas-Smith

**Absent:** 2 - Commissioner Standifer, and Commissioner Celso

**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 Biagini, Commissioner Leung, Commissioner Cherukuru, Commissioner Estes, and Commissioner Vargas-Smith

**Absent:** 2 - Commissioner Standifer, and Commissioner Celso

#### **REPORTS OF COMMISSION / BOARD LIAISON AND COMMITTEE**

Announcements / Other Items

None

Board or Committee Assignments

**Commissioners** present reported on assignments.

Commissioner Travel and Training Reports, Requests to attend Trainings

**Commissioner Cherukuru** provided an updated on CEQA training she attended.

**HLC LIAISON REPORT**

## City Council and Planning Commission Actions

**Staff Liaison Yen Han Chen** reported on Council and Planning Commission items.

## Upcoming Agenda Items

**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**

**A motion was made by Vice-Chair Estes to adjourn the meeting and by consent voice vote 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.