City of Santa Clara

HISTORICAL AND LANDMARKS COMMISSION MEETING MINUTES

Thursday, August 1, 2013 – 6:00 P.M.
CITY COUNCIL CHAMBERS
1505 Warburton Avenue
Santa Clara, CA 95050

Please refer to the Historical and Landmarks Commission Procedural Items guideline for information on all procedural matters.
An audio recording of this meeting is available in the Planning Office for review or purchase the Friday following the meeting.

ITEMS FOR COUNCIL ACTION

The following items from this Historical and Landmarks Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Historical and Landmarks Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- **Agenda Item No. 8.B.: 961 Bellomy Street**

1. CALL TO ORDER

The meeting was called to order at 7:01 p.m.

2. ROLL CALL

Commissioners Present: Chair Brian Johns, Robert Luckinbill and Jerry McKee

Commissioners Excused: Kris Motyka and Jeannie Mahan

Staff Present: Yen Chen, Associate Planner, Debby Fernandez, Associate Planer and Shaun Lacey, AICP, Assistant Planner II.

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing. Chair Johns reviewed this procedure.

4. DECLARATION OF COMMISSION PROCEDURES

Chair Johns reviewed the Historical and Landmarks Commission procedures for those present.

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

A. Withdrawals – None
B. Continuances - None
C. Exceptions (requests for agenda items to be taken out of order)

6. ORAL PETITIONS/ANNOUNCEMENTS AND COMMUNICATIONS

- None

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Historical and Landmarks Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Historical and Landmarks Commission meeting when the Chair calls for these requests during the Consent Calendar review.

- **None**

**********END OF CONSENT CALENDAR**********

8. PUBLIC MEETNG ITEMS

8.A.	File No.(s):	**PLN2013-09882**
	Location:	1401 Market Street, a 5,075 square foot parcel located at the northwest corner of Market Street and Madison Street, APN: 269-35-024. Property is zoned Single Family Residential (R1-6L).
	Applicant / Owner:	Spencer and Carol Hinkle
	Request:	Single-story addition to existing two-story single family residence. The proposal includes a request for Zoning Administrator Modification to reduce the required rear yard setback to 15 feet. The property is located within 100 feet to a listed historical resource.
	CEQA Determination:	Categorical Exemption per CEQA Section 15301
	Project Planner:	Shaun Lacey, AICP, Assistant Planner
	Recommendation:	**Approve, subject to conditions**

Notice: The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet.

Discussion:

Mr. Lacey gave a brief presentation of the project. He noted that the property is located within 100 feet of a historical resource, 590 Madison Street. He explained that, by city policy, projects located within 100 feet of a qualified historic resource are referred to the Commission for consideration. Mr. Lacey noted that the proposed addition has no effect on the historic integrity of nearby historic resource or its historic context.

The public comment period was opened and closed with no public comment.

Motion/Action:

It was moved by Commissioner Luckinbill, seconded by Commissioner McKee and was carried (3-0-0-2, Motyka and Mahan absent) to recommend approval of the project, subject to obtaining a Zoning Administrator Modification to reduce the rear yard setback to 15 feet.

8.B.	File No.(s):	**PLN2013-09756**
	Location:	961 Bellomy Street, a 5,663 square foot parcel located on the north side of Bellomy Street, approximately 150 feet east of Lafayette Street, APN: 269-38-049. Property is zoned Planned Development (PD).
	Applicant/Owner:	Salvatore Caruso
	Request:	Relocation and rehabilitation of a historic building for residential use in accordance with the conditions of approval for the SCU Art and Art History Building Project.

	The proposal includes a request to rezone the property from Planned Development (PD) to Planned Development (PD).
CEQA Determination:	Categorical Exemption per CEQA Section 15331
Project Planner:	Debby Fernandez, Associate Planner
Recommendation:	**Approve the relocation and rehabilitation of the historic building for residential use, subject to conditions**

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet.

Discussion:
Debby Fernandez gave a brief presentation of the project. Ms. Fernandez noted that this receiver site is currently a parking lot. The proposal is to relocate the residence located at 741 Franklin Street, Circa 1887 Eastlake Victorian. She noted that the proposal includes a request to rezone the property from Planned Development to Planned Development. The Commission discussed the parking availability. Ms. Fernandez noted that future tenant agreements will include a requirement for SCU students to purchase a campus parking permit.

Mr. Sal Caruso noted that the Victorian is in good condition and will be an excellent addition to the block. Mr. Caruso commented that a concrete step will be added at the front of the residence and is necessary due to the proposed height of the basement. Commission noted their concerns on the increase in height and visual affect from the street view. Mr. Caruso stated that the basement height of 9 feet is to avoid a track home appearance and will help to distinguish the residence as an important structure. Mr. Caruso noted that the grade can be sloped up 6 inches from the street to the residence.

The public comment period was opened and closed with no public comment.

Motion/Action:
It was moved by Commissioner Luckinbill, seconded by Commissioner McKee and was carried (3-0-0-2, Motyka and Mahan absent) to recommend approval of the project design, subject to the following conditions:
1) Slope the grade in the front yard to maintain the relationship of the house and site.
2) Require the parking permit requirement for leasing to SCU students.

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- VTA BRT project – Section 106 Identification of historic properties request
  - Mr. Chen noted that staff will transmit a letter to VTA to include reference to the Santa Clara Railroad Depot and the areas surrounding Santa Clara University, in addition to the third Santa Clara Mission.
  - Commission requested additional information on the BRT Project and opportunity to review project environmental documents.
  - Commission requested that information on the BRT Project such as the video presentation to City Council be added to the Training Program
- Monthly Report on HT properties: Residential reversions (verbal update)
  - None

ii. Report of the Liaison from the Planning and Inspection Department

- City Council and Planning Commission Actions (verbal update)

iii. Commission/Board Liaison and Committee Reports

- Santa Clara Arts and Historic Consortium (McKee / Vacant as alternate) [Fourth Monday of each month at 7:15 p.m. - Headen-Inman House]

- Historic Preservation Society of Santa Clara (Mahan / Luckinbill as alternate) [Second Friday of each month at 10:00 a.m.- Harris Lass Preserve]
- Old Quad Residents Association (Motyka / Johns as alternate)
- Architectural Committee (Mahan / Johns as alternate)
- Agnews Historic Cemetery Museum Committee (Vacant / Luckinbill as alternate)
- BART/ High Speed Rail Committee (Johns / McKee as alternate)
  - Change title to BART / High Speed Rail / VTA BRT
- Zoning Ordinance Update (Motyka / Vacant as alternate)

iv. Commission Activities

- Commissioner Travel and Training Reports

v. Upcoming Agenda Items

- Franklin Post Office Update (Lorie Garcia) – TBD
- Office of Historic Preservation eLearning Training – September 5, 2013
- Review of Street Name List – September 5, 2013
  - Include list of Chief of Police, City Auditors, Clerks, and City Managers
  - Mr. Chen to show
- Review of Ashen Allen/ Mackay Home – September 5, 2013
- Status on Updating General Plan Appendix of Historically Significant Properties – November 2013
- Annual report on matter of document retention – November 2013

10. ADJOURNMENT

The meeting was adjourned at 7:46 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, September 5, 2013 at 6:00 p.m.

Prepared by: Yen Chen
Yen Chen
Associate Planner

Approved: Gloria Sciara
Gloria Sciara, AICP
Development Review Officer

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