City of Santa Clara



HISTORICAL AND LANDMARKS COMMISSION MEETING MINUTES

Thursday, April 5, 2012 - 7:00 P.M.

CITY COUNCIL CHAMBERS 1500 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.A.: Rezoning from R1-6L to PD for 1647 Santa Clara Street
- Agenda Item No. 8.B.: Mills Act Contract for 1130 Chapel Drive
- Agenda Item No. 8.C.: Mills Act Contract for 710 Madison Street
- Agenda Item No. 8.D.: Mills Act Contract for 1251 Fremont Street

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. ROLL CALL

Commissioners Present: Chair Brian Johns, Shawn Hartung, Rosalie Wilson, Robert Luckinbill, Jeannie Mahan, and Jerry McKee.

Commissioners Excused: Kris Motyka.

Staff Present: Associate Planner, Yen Chen

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. Mr. Chen briefed the Commission the role and authority of agents working on behalf of owners.

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) - None

ORAL PETITIONS/ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda. - 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.

7.A. Approval of Historical and Landmarks Commission Minutes for the meeting of March 1, 2012.

Motion/Action: The Commission approved the Minutes of March 1, 2012 meeting as corrected for Progress on National Preservation Month Activities (6-0-1-0, Motyka absent).

PUBLIC MEETING ITEMS 8.

8.A. PLN2011-08949 File No.(s):

> 1647 Santa Clara Street, a 7,500 square foot parcel, Address/APN:

> > located mid-block between Lincoln Avenue and Winchester Boulevard (APN: 269-25-057). Property is

zoned Single Family Residential (R1-6L)

Applicant/Owner:

Dwight Hinds/Salley Lowery Design Review of a new secondary dwelling unit above Request:

a new two car garage with a Rezoning from R1-6L

(Single Family) to PD (Planned Development)

Categorical Exemption per Section15303 (a) New CEQA Determination:

Construction

Project Planner: Payal Bhagat, Assistant Planner II

Staff Recommendation: Recommend design approval, 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: Commissioner Johns recused himself from the discussion as a Commissioner. Mr. Chen gave a brief overview of the revised proposal. The Commission received written comments from Craig Mineweaser, AIA, Volunteer Architectural Advisor to the HLC.

Mr. Dwight Hinds, representing the owner, discussed the design changes. He clarified that the belly band detail would be incorporated into the siding, and noted the removal of the rear deck from the project. The overall height and scale of the building was reduced to make the unit appear secondary to the main unit. Mr. Hinds noted the owner's desire to maintain the height of the garage keeping it functional for the trades.

The public hearing was opened. Mr. Chen read comments provided by Kris Motyka that the use of Planned Development zoning in the Old Quad was inappropriate. She also commented that the landing area at the top of the stairs posed a privacy concern to adjacent property owner. Mr. Hinds reviewed the sight line views to and from the proposed unit. Mr. Chen noted that elements visible from the public right-of-ways typically use traditional materials. Mr. Chen commented on the possible use of casement windows to maintain the look of hung windows to meet egress requirements. Mr. Hinds explained that the owner is willing to work with the City on the recommendations from Mr. Mineweaser's.

There were no other public comments. The public hearing was closed.

Motion/Action:

It was moved by Commissioner McKee, seconded by Commissioner Wilson and was carried (5-0-1-1, Commissioner Johns abstaining, Motyka absent) to recommend approval of the design to construct a second story dwelling unit above a two car garage, subject to incorporating Craig Mineweaser's suggestions.

8.B. File No.(s):

PLN2012-09067

Address: /APN:

1130 Chapel Drive, (APN: 269-11-127) Property is

zoned Single Family Residential (R1-6L).

Applicant/Owner:

Rvan and Andrea Ismert

Applicant's Request:

Request for Mills Act Contract Approval

CEQA Determination:

Categorically Exempt per CEQA Section 15331

Project Planner: Staff Recommendation:

Yen Han Chen, Associate Planner Recommend City Council Approval

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: Mr. Chen gave a brief overview of the proposed project. The subject property is designed in the Minimal Traditional style and constructed circa 1948. Lorie Garcia discussed the history and reviewed the time table of developments in the neighborhood. Mr. Ryan Ismert addressed the Commission. The public hearing was opened and closed without comments from the public.

Motion/Action:

It was moved by Commissioner Luckinbill, seconded by Commissioner Hartung and was carried (6-0-1-0 Motyka absent) to recommend approval to add the property to the City's Architecturally or Historically Significant Properties List.

It was moved by Commissioner Wilson, seconded by Commissioner Mahan and was carried (6-0-1-0 Motyka absent) to recommend approval of a Historic Property Preservation Agreement (Mills Act Contract).

8.C. File No.(s):

PLN2012-09069

Address: /APN:

710 Madison Street, (APN: 269-26-052) Property is

zoned Single Family Residential (R1-6L).

Applicant/Owner:

Timothy Konkol

Applicant's Request:

Request for Mills Act Contract Approval

CEQA Determination:

Categorically Exempt per CEQA Section 15331

Project Planner:

Yen Han Chen, Associate Planner

Staff Recommendation: Recommend City Council Approval

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: Mr. Chen gave a brief overview of the proposed project. The property is a designed in a mix of the Colonial Revival and Craftsman architectural styles, and constructed circa 1911. Mr. Timothy Konkol, owner, addressed the Commission. The public hearing was opened and closed without comments from the public.

Motion/Action:

It was moved by Commissioner Mckee, seconded by Commissioner Luckinbill and was carried (6-0-1-0), Motyka absent) to recommend approval to add the property to the City's Architecturally or Historically Significant Properties List.

It was moved by Commissioner Luckinbill, seconded by Commissioner Mckee and was carried (6-0-1-0), Motyka absent) to recommend approval of a Historic Property Preservation Agreement (Mills Act Contract).

8.D. File No.(s):

PLN2012-09043

Address: /APN:

1251 Fremont Street, (APN: 269-15-072) Property is

zoned Single Family Residential (R1-6L).

Applicant/Owner:

Paul Anderson

Applicant's Request:

Single story addition at the rear of existing residence; install new foundation and create a finished habitable

basement; and Request for Mills Act Contract Approval

CEQA Determination:

was mailed to property owners within 300 feet.

Categorical Exemption per Section 15303(a) New

Construction

Project Planner:

Yen Han Chen, Associate Planner Recommend City Council Approval

Staff Recommendation: Recommend City Council Approval

Notice: The notice of public meeting for this item was posted within 300 feet of the site and

Discussion: Mr. Chen gave a brief overview of the proposed project and noted that the 10-year Plan for preservation and restoration included a request to expand the first floor at the rear of the residence, install a new foundation and to create a finished habitable basement. The property was constructed circa 1904 and designed in a vernacular version of the Colonial Revival architectural style. Mr. Paul Anderson, owner, addressed the Commission and gave a brief overview of the proposed project. The public hearing was opened. Mr. Chen read Kris Motyka's comments on the proposal and noted that basement living area should not have a kitchen. There were no other public comments. The public hearing was closed.

Commissioner Hartung commented that Years 7 through 10 did not commit to improvements, such as replacing aluminum and vinyl windows. Mr. Anderson explained that his intention was to restore or repair the majority of the items in the earlier years during the rebuilding process. Mr. Anderson also noted that the front door will be replaced with new wood door.

Motion/Action:

It was moved by Commissioner Luckinbill, seconded by Commissioner Hartung and was carried (6-0-1-0), Motyka absent) to recommend approval to add the property to the City's Architecturally or Historically Significant Properties List.

It was moved by Commissioner McKee, seconded by Commissioner Mahan and was carried (6-0-1-0), Motyka absent) to recommend approval of a Historic Property Preservation Agreement (Mills Act Contract).

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Discussion regarding Historic Preservation Information (Motyka)
 - Commissioner Motyka requested that comments be forwarded to her. Lorie Garcia handed out brochure from City of Modesto as an example of Historical Landmark Program.
- Status on DPR policy for City Council Review
 - The City Manager requested that a draft agenda report, including supporting documentation, on the request for requiring DPRs be reviewed by HLC. Mr. Chen noted that this item will be scheduled on the June 7th HLC meeting.
- Progress on National Preservation Month Activities (May 2012)
 - Display Case in East Wing Commissioners Luckinbill and Wilson volunteered to assist Lorie Garcia with the setup. Lorie Garcia requested that the display be setup on May 11th.
 - Proclamation for Preservation Week in Santa Clara Mr. Chen noted "Discover America's Hidden Gems" is the theme.
 - Walking Tour Lorie Garcia, Commissioner Mahan and Motyka will be leading the May 12th and 19th walking tours.
 - California Preservation Conference May 3-6 Commissioner Hartung and Commissioner Motyka were previously authorized to attend CPF Conference. Due to scheduling conflict, Commissioner Motyka is no longer able to attend.
- Cancel May 3, 2012 Historical and Landmarks Commission Meeting
 - The May 3rd regular meeting of the HLC has been cancelled due to National Preservation Month activities. Items scheduled for the May 3rd meeting will be rescheduled to May 10, 2012 Special Meeting.
- Monthly Report on HT properties: Residential reversions (none)
- Authorize use of HLC Budget to send Advisors and Liaison to California Preservation Conference subject to availability of funds (Yen)
 - Mr. Chen noted that he will be attending the CPF Conference on a grant from the State Historic Preservation Office. Mr. Chen explained that the Commission is allowed to send up to 3 members to in State training and conferences. The Commission offered to send Lorie Garcia and Gloria Sciara to the CPF Conference.
- Street Names List (Yen)
 - Mr. Chen noted that the Commission provides advice on names and renaming of streets. Lorie Garcia commented that the existing list needs work and corrections. The Commission reviewed the list and made suggestions for generation additional street names. The Commission requested that street names be reviewed at the October 4th HLC meeting.

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

- City Council and Planning Commission Actions (2 item attached)
 - Mr. Chen provided an update on PLN2010-08245/ 1091 Fremont Street. The City Council on 2/28/2012 referred the item to Planning Commission for further review.

iii. Commission/Board Liaison and Committee Reports

- Santa Clara Arts and Historic Consortium (McKee / Wilson as alternate)
 [Fourth Monday of each month at 7:15 p.m. Headen-Inman House]
 - School children art work is on display in the Headen-Inman House.
- Historic Preservation Society of Santa Clara (Hartung / Luckinbill as alternate)
 - Co-sponsored with the JW House Garden tour on May 12th. [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 (Wilson / Luckinbill as alternate)
- BART Committee (Johns / McKee as alternate)
- General Plan Steering Committee (Motyka / Wilson Alternate)

iv. Commission Activities

- Commissioner Travel and Training Reports
 - Mr. Chen reviewed the policy on Board and Commission Members' Conference and Training Attendance

v. Upcoming Agenda Items

- Election of Commission Officers June 7, 2012
- Quarterly report on the matter of document retention June 7, 2012
- Annual Review of City-Owned Historic Properties August 2, 2012
- Commissioner photos and Commission committee reassignments

 August 2, 2012
- Approval of 2013 meeting schedule September 6, 2012
- Draft 2011-2012 Annual Certified Local Government Report
 — November 1, 2012

10. ADJOURNMENT

The meeting was adjourned at 8:50 p.m. The Historical and Landmarks Commission will hold a special meeting on Thursday, May 10, 2012 at 7:00 p.m.

Prepared by:

Yen Chen

Associate Planner

Approved

Gloria Sciara, AICP

Development Review Officer

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