



## City of Santa Clara

### HISTORICAL AND LANDMARKS COMMISSION MEETING MINUTES

Thursday, May 10, 2012 – 7:00 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.A.:** Rezoning from R1-6L to PD for 1647 Santa Clara Street

#### **1. CALL TO ORDER**

The meeting was called to order at 7:05 p.m.

#### **2. ROLL CALL**

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

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.

#### **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

#### **6. 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 April 5, 2012.

**Motion/Action:** The Commission approved the Minutes of April 5, 2012 meeting (7-0-0-0).

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

## 8. PUBLIC MEETING ITEMS

8.A. **File No.(s):** PLN2011-08949  
**Address/APN:** 1647 Santa Clara Street, a 7,500 square foot parcel, 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  
**Request:** **Design Review** of a new secondary dwelling unit above a new two car garage with a **Rezoning** from R1-6L (Single Family) to PD (Planned Development)  
**CEQA Determination:** Categorical Exemption per Section 15303 (a) New 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 noted that on April 5, 2012 Historical and Landmarks Commission recommended approval of the proposed design of the 721 square feet garage and 686 square feet accessory unit above it with the condition that the applicant reduce the proposed nine foot high garage ceiling to the eight foot ceiling, thereby reducing the overall height of the proposal by one foot. The applicant is requesting that the Commission reconsider the condition of approval and support the nine foot ceiling height in the garage.

Mr. Dwight Hinds noted the owner's desire to maintain the proposed height of nine foot ceiling for the garage in order to keep it functional for vehicles used in the trades. He explained the owner has worked with the City to reduce the overall height of the structure. The original project submission was redesigned to keep it subordinate to the main structure. The public hearing was opened and closed without comments from the public.

### **Motion/Action:**

It was moved by Commissioner Hartung, seconded by Commissioner Wilson and was carried (6-0-0-1, Commissioner Johns abstaining) 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 with an amendment to allow for the nine foot high garage ceiling.

**8.B. File No.(s):** PLN2010-08049  
**Address: /APN:** 1490 Santa Clara Street, (APN: 269-35-015) Property is zoned Single Family Residential (R1-6L).  
**Applicant:** Robert Mayer, Architect  
**Owner:** Robert and Marisa Mayer  
**Applicant's Request:** **Design Review** of first and second story addition and remodel to existing 2-story residence. Proposal includes moving the residence toward Santa Clara Street.  
**CEQA Determination:** Categorically Exempt per CEQA Section 15303(a) New Construction  
**Project Planner:** Yen Han Chen, Associate Planner  
**Staff Recommendation:** **Recommend Design Review 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 and Motyka recused themselves from the discussion. Mr. Chen noted that on April 1, 2010 Historical and Landmarks Commission recommended approval of an earlier version of the project subject to the property owner working with the Planning Staff to address Mr. Mineweaser's comments. Mr. Chen reviewed the revised scope of work to relocate the residence, install new foundation and basement, and changes and additions to the first floor and second story. Mr. Chen noted that the recommendation is for the owner to reduce the change in height of the base floor elevation.

Honorary City Historian Lorie Garcia noted the importance to have an updated DPR form to help determine the character defining features. She noted that it was essential to determine contributing and significant characteristics. Ms. Garcia reviewed the guidelines on the Standards for Rehabilitations and Guidelines for Habilitation Historic Buildings. She noted that the modern DPR's will give the dates and chronology of construction. She commented that based on the 1981 DPR it could not be determined what is historically significant.

Mr. Mayer reviewed history of the property and changes proposed to the project as detailed in the letter dated May 1, 2012. He noted that the building and landscape features after the relocation will convey the same visual appearance of the building on a larger lot with substantial setbacks. Mr. Mayer commented that the existing Pepper Tree will remain. He explained that the proposal will lift the house an additional 12 inches from the previously approved 8 inches. He noted that the front and side porches are in line with suggestions by Craig Mineweaser. Mr. Mayer commented that the prior approval did not require an updated DPR and stated his concern over spending funds to update the report.

The public hearing was opened. Mr. Chen noted that a letter of support was received by Lisa Taggart and Jim Gothers. There were no other public comments. The public hearing was closed.

The Commission then discussed the need for an updated DPR to assist them in determining the significance of the resource.

A motion to refer the proposal to the City's Architectural Committee was called to vote and failed.

**Motion/Action:** It was moved by Commissioner Hartung, seconded by Commissioner Mahan and was carried (4-1-0-2, Hartung, Mahan, Luckinbill and Wilson in favor, McKee opposed, and Johns and Motyka abstaining) to continue the item in order for the owner to prepare an updated DPR form.

## 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.
- Letter dated March 28, 2012 from Charles Peterson (Yen Chen)
  - Mr. Chen explained that the removal of asbestos siding was not part of the Mills Act Contract or part of the 10 Year Plan for the property at 1291 Benton Street. Mr. Chen noted that the property has changed owners since the approval of the Contract. The Commission requested a status report on the 10 Year Plan for 1291 Benton Street be placed on an upcoming agenda.
- 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 on May 11<sup>th</sup>.
  - Proclamation for Preservation Week in Santa Clara – Mr. Chen noted “Discover America’s Hidden Gems” is the theme. The Proclamation will be on display in the East Wing.
  - Walking Tour – Lorie Garcia, Commissioner Mahan and Motyka will be leading the May 12th and 19th walking tours.
- Monthly Report on HT properties: Residential reversions (none)

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

- City Council and Planning Commission Actions (4 item attached)
  - Mr. Chen provided an update. Lorie Garcia noted that SHPO has been informed of work performed by the JPB that is outside of the Section 106 review at the Santa Clara Train Station.
  - Mr. Chen distributed Memorandum from the City Manager - Efforts to Balance the City’s Structural Deficit Continue for the 2012-13 Budget.
  - Mr. Chen distributed the policy guidelines related to Conference Training for Board and Commission Members, reaffirmed by Council action at the May 8, 2012 Council meeting.

#### 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]
  - Move the shoe shine stand and replace with player piano
  - School children art work is currently on display. Sister Cities art work will be on display in June thru August.
- Historic Preservation Society of Santa Clara (Hartung / Luckinbill as alternate)
  - Request for a volunteer to Chair Annual Home Tour event and assistance with historical resource pamphlets.  
[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
  - California Preservation Conference May 3-6.
    - Commissioner Hartung gave a brief report on the three sessions attended.
    - Lorie Garcia gave a brief report on the six sessions attended, CLG

- Forum workshop on-line training, and windows mobile training.
- Mr. Chen reported on the CLG Forum workshop on-line training. He noted other sessions attended were focused on economic development and relationship to historical preservation.
- Commissioner Mahan and Motyka provided an updated on the training provided by Lorie Garcia in preparation for the May 12th and 19th walking tours.
- Commissioner Hartung announced that she was elected to Board of Directors for History San Jose.

**v. Upcoming Agenda Items**

- Election of Commission Officers – June 7, 2012
- Draft DPR Policy for City Manager Review – June 7, 2012
- Quarterly report on the matter of document retention – June 7, 2012
- Update on 10 Yr Plan for 1291 Benton Street / Re: Letter Dated March 28, 2012 from Charles Peterson – August 2, 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
- Review of Street Name List – October 4, 2012
- Overview of Permit Center reviews by Planning Staff – October 4, 2012
- Draft 2011-2012 Annual Certified Local Government Report – November 1, 2012

**10. ADJOURNMENT**

The meeting was adjourned at 9:24 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, June 7, 2012 at 7:00 p.m.

Prepared by:   
 Yen Chen  
 Associate Planner

Approved:   
 Gloria Sciara, AICP  
 Development Review Officer

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