



City of Santa Clara

HISTORICAL AND LANDMARKS COMMISSION MEETING MINUTES

Thursday, June 7, 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.: Santa Clara University Art / Art History Building Project**

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, and Jerry McKee. (Commissioner Jeanie Mahan arrived late and was present for Public Meeting Items - Agenda Item 8)

Commissioners Excused: Kris Motyka.

Staff Present: City Planner, Steve Lynch, Associate Planner, Yen Chen, and Associate Planner Debby Fernandez

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)
 - Commissioner Johns reordered the items under Public Meetings (Items 8.A and 8.B).

6. ORAL PETITIONS/ANNOUNCEMENTS AND COMMUNICATIONS

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

- Barbara Mordy, Co-Chair of the Annual Historical Home Tour invited the HLC to send a representative to participate in their group. The next meeting will be held on June 2nd at the Harris Lass House.
- Robert Mayer noted that a minimum requirement for professionals to prepare a DPR is a bachelor's degree. He provided a hand out on the federal standards.

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 May 10, 2012.

Motion/Action: The Commission approved the Minutes of May 10, 2012 meeting as corrected for Declaration of Commission Procedures (5-0-1-1, Motyka absent).

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

8. PUBLIC MEETING ITEMS

- 8.A. **File No.(s):** PLN2011-08955 / CEQ2011-01129
Project Name: Santa Clara University Art / Art History Building Project
Location: A 2.21 acre project site comprised of two parcels (APNs: 269-23-046 and 083) that make up the majority of the city block defined by Benton Street to the north, The Alameda to the east, Franklin Street to the south, and Alviso Street to the west and that include building site addresses: 1043, 1045, 1065, 1071 and 1073 Alviso Street; 724, 734 and 770 Benton Street; and 735, 741, 743, 755 and 773 Franklin Street. Properties zoned Downtown Commercial (CD) and Public (B).
Applicant: Steve Brodie, Master Program Management
Owner: Santa Clara University
Request: **Rezone from Downtown Commercial and Public (B) to Planned Development (PD)** to construct a three-story, 44,111 square foot Art and Art History Building and four level parking garage containing 383 parking spaces as part of the expansion of the Santa Clara University campus; in conjunction with the demolition of 11 existing buildings, including up to three historic structures.
CEQA Determination: Environmental Impact Report (EIR)
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Continue for recommendation to July 12, 2012**

Notice: The notice of public meeting for this item was posted within 500 feet of the site and was mailed to property owners within 500 feet.

Discussion:

Ms. Fernandez gave an overview of the proposal to construct a three-story Art and Art History Building and four level parking garage. She noted that the Planning Commission is tentatively set to review the proposal on August 29th and the City Council is set to review the proposal on September 11th. She noted the Environmental Impact Report will be available for public review in July.

Ms. Fernandez noted that in Year 2000, the University took a strategic approach and developed a Ten Year Capital Plan. The University secured a Use Permit approval to carry out that Plan for specific buildings. Those plans did not include the current proposal. Ms. Fernandez noted that mitigations and cultural resources preservation was developed as part of that Ten Year Capital Plan. In Year 2005, the University modified the Use Permit, to include the Jesuit Residence Community Facility (Franklin House). The construction of the Jesuit Residence and other projects displaced parking which was relocated behind the existing buildings at the project site.

Ms. Fernandez noted the University's desire to coordinate programs and the need for the new parking garage.

Ms. Fernandez commented that there are a variety of uses and remnant zoning districts on the project site. The project will unify the zoning to Public (B) to accommodate the proposed use. The rezoning will permit the proposed educational uses. Ms. Fernandez stated that the first phase of the development is to construct the parking structure then the Art and Art History Building. Ms. Fernandez noted that the University does not own the adjacent 7-11 site.

The public hearing was opened.

Mr. Joe Sugg, Assistant Vice President of University Operations noted that the idea is to create a Center for Performing Arts with the Art and Arts Building adjacent to the Music and Dance building, and Mayer Theater. He noted that the existing Art building is in an old warehouse, insufficient in size and is in poor condition. Mr. Sugg noted that with this project, the University would like to close Palm Drive and Alviso Street to vehicle traffic and parking, and make it pedestrian oriented. The proposed parking garage would provide lost parking from the closure of the street to normal traffic, accommodate displaced parking from the construction of the Art and Arts Building, and ease the off-site parking.

Commissioner McKee asked if the homes will be relocated to another site. Mr. Sugg noted that the University is currently following a protocol for the project. Commissioner Hartung asked why expansion does not occur across The Alameda and El Camino Real; where there are modern offices. Mr. Sugg explained that the University is concerned with students needing to cross The Alameda and Lafayette Street. He noted that Human Resources and graduate programs currently exist across The Alameda. Mr. Sugg noted that it is the University's desire to keep the undergraduate programs within the core campus.

Commissioner Wilson noted her opposition to demolition of the buildings and asked the University to consider preserving and/or relocate the buildings. Commissioner Johns noted that the University has done a good job at preserving historical buildings, and it would be desirable to preserve the historical buildings. Commissioner Mahan echoed the opposition to demolish the historical buildings. She commented that it would be desirable to incorporate the existing buildings into the project. Commissioner Luckinbill noted that their role is to protect and preserve the historical resources of the City.

Mr. Sugg explained how the University develops long range plans. He noted that there is a protocol that the University follows for projects, and appreciated the input from the Commission.

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

Motion/Action:

The Commission continued the item to the July 12, 2012 meeting. Ms. Fernandez noted that EIR which includes the DPRs will be provided separately to the Commissioner prior to the next meeting.

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. <i>Item continued from May 10, 2012 Historical Landmarks Commission Meeting.</i>
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 recused himself from the discussion. Mr. Chen noted that on May 10, 2012, at a special meeting of the Historical Landmarks Commission, the Commission continued the item in order for the owner to prepare an updated DPR form. The updated DPR 523A form was prepared by Archives and Architecture, LLC.

Mr. Mayer reviewed the key changes to the project. He noted the narrow stairway will be widened and lengthened to meet code. He pointed out other historic resources that were moved or elevated in the Old Quad. He discussed the engineering and reasons for elevating the residence. He noted the Increase in height by eight inches will reduce the amount of steel and concrete used.

Mr. Mayer explained that single story houses when elevated may not look correct. He noted that houses that are one and half to two stories that sit low on the property such as his can be elevated and still have the proper scale and presentation to the street.

The Commissioners complemented on the quality of the DPR and thanked Mr. Mayer for taking the extra step to provide the necessary information.

The public hearing was opened.

Tony Marine, 766 Madison Street, support the proposal, and noted that the house is in need of repair. Mary Ann Marinshaw commented that she was on HLC when the approval of the original project took place, and that she supports the proposal development. Ryan Bianchi, 1410 Santa Clara Street, noted that Mr. Mayer's prior projects have been stellar and that most homes on the street are elevated 3 plus feet. Mr. Bianchi commented that he had no problems with the increase in height. Gabby Seagrave, 1460 Santa Clara Street, attested to Mr. Mayer detail on projects in the Old Quad. She commented on his participation in historical preservation activities within the community. She noted that a majority near by houses on Santa Clara Street are elevated. Ms. Seagrave noted the difficulty in trying to preserving historic resources, and is

supportive of Mr. Mayer efforts to turn a long time rental into an owner occupied residence. Mr. Mayer noted that the pepper tree will be trimmed.

Mr. Mayer noted his appreciation of the neighbors in supporting the project. There were no other public comments. The public hearing was closed.

Motion/Action:

It was then moved by Commissioner Hartung, seconded by Commissioner McKee and was carried (5-0-1-1, Johns abstaining) to recommend design review approval, subject to conditions.

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Election of Commission Officers
 - Continued to July 12, 2012 HLC Meeting.
- Draft DPR Policy for City Manager Review
 - Mr. Chen provided an update on the request for new or updated DPRs. Commissioner Hartung noted a correction to the paragraph describing the management of final architectural review by Planning Staff. Commissioner Luckinbill noted City's CLG status as a reason for requiring updated DPRs. Commissioner Johns requested that the Commission take a closer look at the Historic Preservation Review Process. He also recommended that the Commission review the list of projects not requiring HLC review.
 - Commission continued the discussion on the Draft DPR Policy.
- Discussion regarding Historic Preservation Information (Motyka)
 - None.
- Update on 10 Yr Plan for 1291 Benton Street / Re: Letter dated March 28, 2012 from Charles Peterson (Yen Chen)
 - Mr. Chen noted that the property owner has provided updated information on the maintenance and upkeep of the property. Mr. Chen commented that Mr. Peterson has been updated on his inquiry.
- Monthly Report on HT properties: Residential reversions
 - Mr. Chen noted that the Morse Mansion (921 Fremont Street) commercial activity has reverted back to residential use.
- Quarterly report on the matter of document retention
 - None

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

- City Council and Planning Commission Actions (2 item attached)
 - Mr. Chen noted that the approved Guidelines regarding Conference, Training and Travel for City Board/Commissions was covered at the last meeting.
 - Mr. Chen noted that the City Council passed a Resolution repealing and establishing certain parking regulations on Hilmar Street, Chapman Court, Morse Street and The Alameda.

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]
- Historic Preservation Society of Santa Clara (Hartung / 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)

- Commissioner Mahan noted that 561 Mission Street did not qualify as a historic resource. She noted that the Architectural Committee approved the demolition and replacement of the single family residence.

- Agnews Historic Cemetery Museum Committee (Wilson / Luckinbill as alternate)
- Neighborhood University Relations Committee (Johns)
 - Commissioner Johns reported on the current relationships between students and the University.
- 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
 - National Preservation Month Walking ToursApproximately 15-20 attendees participated in each of the Walking Tours. Commissioner Mahan thanked the Commission for their participation.

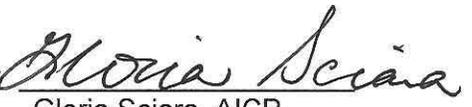
v. Upcoming Agenda Items

- Santa Clara University Art and Art History Building (PLN2011-08955/ CEQ 2011-01129) – July 12, 2012
- Election of Commission Officers – July 12, 2012
- Annual Review of City-Owned Historic Properties – August 2, 2012
- Commissioner photos and Commission committee reassignments– August 2, 2012
- Annual Ethics Training for Commission– September 2012
- Approval of 2013 meeting schedule – September 6, 2012
- Review of Street Name List – October 4, 2012
- Draft 2011-2012 Annual Certified Local Government Report– November 1, 2012

10. ADJOURNMENT

The meeting was adjourned at 9:00 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, July 12, 2012 at 7:00 p.m.

Prepared by: 
Yen Chen
Associate Planner

Approved: 
Gloria Sciara, AICP
Development Review Officer

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