



City of Santa Clara

HISTORICAL AND LANDMARKS COMMISSION MEETING MINUTES

Thursday, January 3, 2013 – 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:

- **None**

1. CALL TO ORDER

The meeting was called to order at 7:02 p.m.

2. ROLL CALL

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

Commissioners Excused: Shawn Hartung

Staff Present: Gloria Sciara, Development Review Officer

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.

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 October 4, 2012.

Motion/Action: The Commission approved the Minutes of October 4, 2012 meeting as corrected for Commissioner Mahan's name (6-0-1-0, Hartung excused).

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

8. PUBLIC MEETING ITEMS

There were no public meeting items.

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

ii. Draft 2011-2012 Annual Certified Local Government Report

- Draft DPR Policy for City Manager Review
 - Ms. Sciara gave an overview on the proposal to request an updated DPR with Planning Applications for projects before the Commission. She noted that the changes to the Draft DPR Policy will be reviewed by the Director of Planning and Inspection and City Planner, and then forwarded to the City Manager's Office for review. It was noted by the Commission that explanation of State Office of Historic Preservation criteria for updating survey forms every ten years should be included in the draft agenda report.
 - The Commission requested that staff make those corrections before forwarding the report to the City Manager's Office for review.
- Discussion regarding Historic Preservation Information (Motyka)
 - Commissioner Luckinbill suggested a number of edits to the document.
 - Commissioner Motyka motioned, seconded by Luckinbill, to make corrections and move the brochure through the review process for publication. It was moved by Commissioner Motyka, seconded by Commissioner Luckinbill and was carried (6-0-0-1, Hartung absent) to recommend with the noted corrections to move the brochure through the review process for publication.
 - Ms. Sciara noted that the Director of Planning and City Planner must review the document and approve its inclusion and distribution from the Planning Department. Otherwise, the document could be available at the HLC meetings.
- Monthly Report on HT properties: Residential reversions
 - None

- Quarterly report on matter of document retention
 - None. Ms. Sciara noted that the historical documents are now permanently maintained so there is no need for a quarterly update. She noted that an annual report can be provided to report on any change to that status.
- ii. Report of the Liaison from the Planning and Inspection Department**

- City Council and Planning Commission Actions
 - Ms. Sciara noted that various project updates are provided to the Commission to keep up to date on upcoming and approved projects. Commissioner Motyka and Chair Johns asked about a presentation to City Council on the 1313 Franklin Street proposed four story mixed use project.
 - Honorary City Historian (HCH) Lorie Garcia gave an overview of the project to the Commission and requested that her comments be noted in the minutes and included the following:

Described the project as a 'horrific proposal'; felt the presentation to City Council was underhanded in that it prematurely sought to gain support for a proposal outside the normal review process; the HLC should review the concept since it is in the Old Quad and would have a significant impact to the neighborhood and the historic context of the former downtown area; developer should come to HLC for input before application is submitted to hear HLC concerns; project is not a Transit oriented development (TOD) but is proposed as one with the height, density and massing shown; transition to adjacent single family homes is not done sensitively; and transition into historic neighborhood not considered; project is out of scale for this location and impacts the historical significance of the neighborhood; further noted that the impact of a new modern style building of this scale will not only impact the immediate block but will affect the entire old quad and opens the door to more dense development to the interior of the Old Quad; during discussions on the updated General Plan, densities of this type were slated for El Camino Real and Lafayette Street closer to the University; The HLC will have an opportunity to review the CEQA document and comment on historical impacts; Monroe is two lane road with bike lanes and is not the appropriate street type for a four story building of this density and project will have a negative impact on the Old Quad and is similar in effect to the destruction of the downtown.

Commissioner Motyka and Chair Johns noted that various project updates are provided to the Commission to keep up to date on upcoming and approved project. Commissioner Motyka concurred and asked staff about having the developer presenting the concept at the next meeting to get feedback from the HLC. Commissioner Luckinbill expressed concern about extensive work being done on the project that when it arrives at the HLC the project is basically a fete-accomplie. Chair Johns asked how the process could be changed to have pre-applications come before the HLC before staff expends a lot of time on it and renders support for a project.

Merry Gann and Neruta Benyumin members of the audience spoke on this matter and added their concern about following design guidelines, general plan policies and respecting the neighborhood context and the inappropriateness of the proposed project at 1313 Franklin Street. They also noted that the development process should include early consultation with the HLC if a project has the potential to impact historic resources.

Commissioners discussed how Santa Clara University came before them for the Art and Art History Building and Larder House relocation. Lorie Garcia, HCH, noted that the outcome of that project would have been much different since the University was requesting demolition of three historic properties including the Larder House.

Action: A motion was made and seconded "strongly" requesting that the applicant for the 1313 Franklin Street make a presentation to the HLC on the

project in advance of the public hearing process. The motion was passed unanimously.

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]
- No report
- Historic Preservation Society of Santa Clara (Mahan / Luckinbill as alternate) [Second Friday of each month at 10:00 a.m.- Harris Lass Preserve]
- Commissioner Mahan reported that the group was working on the Annual Historic Home Tour and how she enjoyed her experience with the Society museum volunteers
- Old Quad Residents Association (Motyka / Johns as alternate)
- Commissioner Motyka noted that the Old Quad Residents are working on updating the website and noted her discussions with the members about participating in the public process
- Architectural Committee (Mahan / Johns as alternate) Chair Johns noted that the Art and Art History Building project by SCU was discussed.
- Agnews Historic Cemetery Museum Committee (Wilson / Luckinbill as alternate) No report
- BART Committee (Johns / McKee as alternate) No report
- General Plan Steering Committee (Motyka / Wilson Alternate) Chair Johns noted that this committee is a placeholder for the future zoning code update. He also inquired how they can be involved early in the process to include re-writes of the single family residential guidelines to support exceptions needed to allow for more appropriate development for historic homes. Ms. Sciara noted that the Commission will be apprised when this section is under review, and noted that this matter has been discussed and staff will provide information on previously considered exceptions to the Commission at the next meeting.

iv. Commission Activities

- Commissioner Travel and Training Reports
- The CPF conference in May was announced.

v. Upcoming Agenda Items

- National Preservation Month Activities – February 7, 2013
- Status report on Commission budget for current fiscal year, and proposed Fiscal Year 2013 - 2014 budget – March 7, 2013
- Quarterly report on matter of document retention – April 4, 2013
- Annual Review of City-Owned Historic Properties – August 1, 2013

10. ADJOURNMENT

The meeting was adjourned at 8:08 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, February 7, 2013 at 7:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved: 
Steve Lynch, AICP
City Planner