



City of Santa Clara

HISTORICAL AND LANDMARKS COMMISSION MEETING MINUTES

Thursday, October 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 7:11 p.m.

2. ROLL CALL

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

Commissioners Excused: Kris Motyka

Staff Present: Yen Chen, Associate Planner

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 - None

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.

7.A. Approval of Historical and Landmarks Commission Minutes for the meeting of June 6, 2013.

7.B. Approval of Historical and Landmarks Commission Minutes for the meeting of July 11, 2013.

7.C. Approval of Historical and Landmarks Commission Minutes for the meeting of August 1, 2013.

Motion/Action:

It was moved by Commissioner Luckinbill, seconded by Commissioner Mahan and was carried (4-0-0-1, Motyka absent) to approve the Minutes of June 2, 2013, July 11, 2013 and August 1, 2013

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

8. PUBLIC MEETNG ITEMS

8.A.	File No.(s):	PLN2013-10031
	Location:	101 Jenkins Place, a 6,172 square foot parcel located at the intersection of Harding Avenue and Jenkins Place, APN: 296-36-037. Property is zoned Single Family Residential.
	Applicant/Owner:	Greg Ybarra, ADG Design Group / Patrick Farry
	Request:	Single-story addition to existing single family residence. The proposal includes a request for Zoning Administrator Modification to reduce the required rear yard setback to 15 feet.
	CEQA Determination:	Categorical Exemption per CEQA Section 15303
	Project Planner:	Payal Bhagat, Assistant Planner II
	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. Chen gave a brief presentation of the project. He explained that the Commission adopted the policy to review demolitions and significant changes to the appearance of homes in the Mackay architectural style tracts. Lorie Garcia, Honorary City Historian, provided a handout on Santa Clara's "Midcentury Modern" Neighborhoods. She noted that the Maywood is the larger of the two areas.

Mr. Greg Ybarra from ADG Design Group provided a justification statement and explained the proposed design is sensitive to the Mackay architectural style. He noted that the home design with very low profile shed roof does not accommodate modern living requirements.

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

The Commission discussed the height, slope and pitch of the roof. Ms. Garcia noted that gable roof should not be put on a sloped roof home. The Commission discussed the characteristics of the home, including the center ridge slope of the roof and court yard. Mr. Ybarra explained that the garage was ancillary and did not affect the main portion of the house. Mr. Patrick Farry, owner, spoke on the design of the structure and noted difficulties to incorporate a shed roof design. He explained the direction given on the project was to maintain the Mid-century Modern design.

Motion/Action:

It was moved by Commissioner McKee, seconded by Commissioner Luckinbill and was carried (4-0-0-1, Motyka 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):	PLN2013-10034
	Location:	1232 Warburton Avenue, a 3,750 square foot parcel located on the south side of Warburton Avenue, approximately 75 feet west of Jackson Street, APN: 224-24-063. Property is zoned Single Family Residential.
	Applicant/Owner:	Steve Wu / Khanh D. Russo
	Request:	Convert existing basement area into a habitable family room. The property currently has a Historic Property Preservation Agreement (Mills Act).
	CEQA Determination:	Categorical Exemption per CEQA Section 15331
	Project Planner:	Yen Han Chen, Associate Planner
	Recommendation:	Approve , 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 McKee recused himself from the discussion. Chair Johns queried the audience and noted that Commissioner McKee would remain seated and will not be exiting the room.

Mr. Chen gave a brief presentation of the project and noted that the property currently has a Historic Property Preservation Agreement which was approved March 4, 2008. He noted that the prior preservation plan did not include a proposal for a habitable area in the basement. Mr. Chen noted that the only exterior change is to expand the existing exterior access door to a standard size door. Lorie Garcia, Honorary City Historian, commented that there is no plumbing for a kitchen. She noted that the exterior access door to provide better egress is acceptable.

The owners, David and Khanh Russo, explained their reason for purchasing the home and noted that they feel it is their obligation to maintain the home. They noted that the tax benefits from the Mills Act will be used for general upkeep and preservation.

The public comment period was opened. Michael Hyams, neighborhood watch captain, endorses the changes to the property and makes the property more livable. The public comment period was closed.

Motion/Action:

It was moved by Commissioner Luckinbill, seconded by Commissioner Mahan and was carried (3-0-1-1, McKee abstaining and Motyka absent) to recommend to the Director of Planning and Inspection approval of the basement addition and to use a craftsman style door to preserve the historic character of the building.

It was moved by Commissioner Luckinbill, seconded by Commissioner Mahan and was carried (3-0-1-1, McKee abstaining and Motyka absent) to recommend approval for a historic oval plaque for this property.

8.C.	File No.(s):	PLN2013-10036
	Location:	1171 Santa Clara Street, a 5,000 square foot parcel located on the north side of Santa Clara Street, approximately 50 feet east of Jackson Street, APN: 269-28-045. Property is zoned Single Family Residential.
	Applicant/Owner:	David Huboi, AIA / Mildred McClintock
	Request:	Rehabilitation of a laundry room/ rear porch enclosure. The property is located within 100 feet to a listed historical resource.
	CEQA Determination:	Categorical Exemption per CEQA Section 15331
	Project Planner:	Yen Han Chen, Associate Planner
	Recommendation:	Approve , 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:

Mr. Chen gave a brief presentation on the proposal to rehabilitate the laundry room/ rear porch enclosure. He noted that the property is located within 100 feet to a listed resource. The assumption made by city staff is that the property qualifies as a resource and staff has requested the applicant to treat the property in the manner consistent with the Secretary of Interior Standards for Rehabilitation Historic Buildings. The Commission discussed the possibility of qualifying the house as a listed resource. Lorie Garcia, Honorary City Historian, noted the house is one of the oldest residential structures in the City. She noted that it would be difficult in qualifying the house under the City' Criteria based on architecture, due to the numerous alterations to the exterior over time. 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 (4-0-0-1, Motyka absent) to recommend approval of the project design.

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Approval of 2014 meeting schedule (Yen Chen)
 - It was moved by Commissioner Luckinbill, seconded by Commissioner Mahan and was carried (4-0-0-1, Motyka absent) to recommend approval of the meeting schedule with the change of January 2nd to January 9th.
- Review of Street Name List (Yen Chen)
 - Mr. Chen noted this is a work item for the Commission. He explained that names will be reviewed by public safety and communications for conflicts in pronunciation and proximity to each other. Lorie Garcia, Honorary City Historian, volunteered to provide names for consideration.
- Background information on the City's Mackay neighborhoods (verbal update)
 - Mr. Chen reviewed the history and effort to protect the Mackay neighborhoods. Lorie Garcia, Honorary City Historian, provided a handout titled "Built by John Mackay-Designed by Robert Ashen and Steven Allen, Santa Clara's "Midcentury Modern" Neighborhoods"
 - Mr. Chen noted that without base information it will be difficult for the Commission to allocate funds for consultants or add to the Commission's work

- assignments.
- Commissioner Mahan suggested a tour of the Mackay Neighborhoods in the beginning of the year. Mr. Chen commented that he will pull together resources such as tract maps and aerials for the Commission to review. Chair Johns requested that these items be added February and March agenda.
- The criteria for review is 50 years or older. Mr. Chen noted that the review is to identify properties of significance. Ms. Garcia recommends starting with the Maywood Tracts.
- Franklin Post Office Update (verbal update)
 - Commissioner Luckinbill attended the public meeting for the proposed relocation of the Santa Clara Post Office. Representatives from the post office stated the Franklin Post Office is to be sold.
 - Lorie Garcia, Honorary City Historian, noted that the Historic Survey and Evaluation report is near completion. Outstanding items include permission to take interior photos of the facility and measurements. She commented that the property is not currently listed and explained the importance to complete this task. Commissioner Johns volunteered to assist in obtaining permission from the Post Office.
- Sesquicentennial Celebration for the Santa Clara Railroad depot (Lorie Garcia)
 - Lorie Garcia, Honorary City Historian, gave an overview of the program and invited the Commission to participate on January 18, 2014 event. She noted that there is a tented space for the Commission. Mr. Chen noted that the Commission, depending on the extent of participation, may need to allocate expenditures.
 - It was moved by Commissioner McKee, seconded by Commissioner Luckinbill and was carried (4-0-0-1, Motyka absent) to recommend Commissioner Mahan as the contact representative and Commissioner Johns as Alternate.
- Letter from Louis Faria – Re: 820 Civic Center Drive (verbal update)
 - Mr. Chen noted that Mr. Faria believes the property is a significant property in the City. The property is zoned industrial and is used
 - Mr. Faria gave an over view of the property and neighborhood. He noted his concern over the loss of the resource.
 - It was moved by Commissioner Johns, seconded by Commissioner Mahan and was carried (4-0-0-1, Motyka absent) to have staff add a potentially historic tag on the parcel in the Permit System.
- Letter from VTA – Re: El Camino Real BRT Project (verbal update)
 - Mr. Chen commented that the Commission requested updates on the BRT Project. VTA BRT videos will be presented in the training sessions.
- Monthly Report on HT properties: Residential reversions (verbal update)
 - None
- Plaque Installations Status Report (verbal update)
 - Mr. Chen noted the Public Works is working on getting the plaques installed.
- Review of Staff and Commission work items (verbal update)
 - Mr. Chen noted the work item list is being prepared.
- Office of Historic Preservation – eLearning Training (Yen Chen)
 - Mr. Chen reported that the training on Module I and II is complete. YouTube videos produced by VTA on the BRT projects were shown at the end of the training session. The next training will start on Module III.
- 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/ VTA BRT Committee (Johns / McKee as alternate)
- Zoning Ordinance Update (Motyka / Vacant as Alternate)
- Preservation Ordinance Ad-hoc Committee (Motyka and Wilson / Luckinbill and McKee as alternate)

iv. Commission Activities

- Commissioner Travel and Training Reports

v. Upcoming Agenda Items

- Status on Updating General Plan Appendix of Historically Significant Properties – November 2013
- Annual report on matter of document retention – November 2013
- Tour of the City's Mackay neighborhoods – February 2014
- Technical Review of Resources for Maywood Tract – March 2014
- Franklin Post Office Update (Lorie Garcia) – TBD
- Review of Street Name List (Lorie Garcia) – TBD

10. ADJOURNMENT

The meeting was adjourned at 9:30 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, November 7, 2013 at 7:00 p.m..

Prepared by: 
 Yen Chen
 Associate Planner

Approved: 
 Gloria Sciara, AICP
 Development Review Officer

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