



City of Santa Clara

HISTORICAL AND LANDMARKS COMMISSION MEETING MINUTES

Thursday, February 7, 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 7:06 p.m.

2. ROLL CALL

Commissioners Present: Chair Brian Johns, Shawn Hartung, Kris Motyka, Jeannie Mahan and Jerry McKee.

Commissioners Excused: Robert Luckinbill and Rosalie Wilson

Staff Present: Yen Chen, Associate Planner, and Shaun Lacey, AICP, Assistant Planner II

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)

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 January 3, 2013.

Motion/Action: The Commission approved the Minutes of January 3, 2013 meeting (5-0-0-2; Luckinbill and Wilson absent).

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

8. PUBLIC MEETING ITEMS

Commissioner McKee recused himself from the discussion on Item 8.A. He then requested to be able to speak on the item as a member of the public. Mr. Mckee remained at his seat for the discussion.

8.A.	File No.(s):	PLN2012-09602
	Location:	1597 Main Street, a 5,700 square foot parcel located southeastern corner of Main Street and Civic Center Drive (APN: 224-28-056). Property is zoned Single Family Residential (R1-6L).
	Applicant / Owner:	Ron Halfhill/Peter Smrdeli
	Request:	Determination by the Historical and Landmarks Commission whether the existing property at 1597 Main Street qualifies for listing on the City's Architecturally and Historically Significant Property's List
	CEQA Determination:	Not Applicable
	Project Planner:	Shaun Lacey, AICP, Assistant Planner II
	Staff Recommendation:	That the Commission determine whether the structure located at 1597 Main Street is eligible for listing on the City's Architecturally or Historically Significant Properties List

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: Assistant Planner Lacey gave a brief overview of the proposed project. He noted that an assessment of historic significance of the property was conducted and DPR 523A was prepared by Lorie Garcia of Beyond Buildings. Mr. Lacey handed out a memo from Ms. Garcia providing clarification on her recommendations as an evaluator.

The applicant, Mr. Ron Halfhill, noted the deteriorated condition of the structure and noted that no investor was interested in rehabilitating the building. Mr. Peter Smrdeli, owner, stated his efforts to sell the property. Mr. Tran, proposed owner, addressed the Commission and noted his desire to build a new residence on the site. Mr. Anthony McMahon, adjacent property owner at

1565 Main Street, spoke in favor of the proposal and also noted the deteriorated state of the building. He noted past issues with trespassing and dumping at the site. Commissioner McKee, speaking as a resident, requested that if the structure is demolished that photos and documentation on the building's current disposition be required.

The Commission discussed the architectural style, age, location and condition of the structure. The Commission stated that it is one of the oldest existing residences in the area and an example of vernacular architecture within the City. The Commission stated that it is not typical to have a demolition request without the proposed replacement in the City of Santa Clara.

Motion/Action:

It was moved by Commissioner Motyka, seconded by Commissioner Mahan and was carried (4-0-1-2, McKee abstaining, Luckinbill and Wilson absent) to recommend that the property, based on Criteria for Local Significance, is eligible as a Qualified Historic Resource.

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Memo regarding Presentation on Proposed Mixed Use Project at 1313 Franklin, 1350 Benton 1092 Monroe
- Discussion regarding National Historic Preservation Month Activities or Program May 2013
- Memo from Lorie Garcia noted that this year's focus will be on the Mission Period and Early American Period of Santa Clara's history.
- Zoning Code Update Information – HLC request for R1-6L ordinance changes to accommodate Historically Significant properties
- The Historical and Landmarks Commission noted their desire to provide suggestions on the residential sections of zoning ordinance.
- Status on Draft Historical Resources Survey Policy for City Manager Review (verbal update)
- The draft policy will be forwarded to the Director of Planning and Inspection for review with the City Manager.
- Status on Historic Preservation Information (verbal update)
- Mr. Chen noted the draft brochure will be reviewed by the City Planner and Director of Planning and Inspection.
- Status on Updating General Plan Appendix of Historically Significant Properties (verbal update)
- The Historical and Landmarks Commission stated that an update to the General Plan Appendix is needed for the properties added since the adoption of the General Plan.
- Monthly Report on HT properties: Residential reversions (verbal update)
- None

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

- City Council and Planning Commission Actions (items attached)
- None

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 (Mahan / Luckinbill as alternate) [Second Friday of each month at 10:00 a.m. - Harris Lass Preserve]
- Commissioner Mahan reported on the Annual Historic Home Tour. She stated that additional information will be presented at the next HLC meeting.
- Old Quad Residents Association (Motyka / Johns as alternate)

- Commissioner Motyka noted that the Old Quad Residents Association has concerns on the proposal for a mixed-use development at Monroe Street and Franklin Street.
- 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

v. Upcoming Agenda Items

- Status report on Commission budget for current fiscal year, and proposed Fiscal Year 2013 - 2014 budget – March 7, 2013
- Preservation Month Activities Update – March 7, 2013
- Historic Fire Museum Update – March 7, 2013
- Plaque Placement Process – March 7, 2013
- Review of Street Name List – June 2013
- Annual Review of City-Owned Historic Properties – August 1, 2013
- Annual report on matter of document retention – November 2013

10. ADJOURNMENT

The meeting was adjourned at 9:05 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, March 7, 2013 at 7:00 p.m.

Prepared by:



Yen Chen
Associate Planner

Approved:



Gloria Sciara, AICP
Development Review Officer

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