



**HISTORIC PRESERVATION BOARD
AGENDA**

City of Campbell, 70 North First Street, Campbell, California

Regular Meeting of the Historic Preservation Board

Wednesday, August 24, 2016, 4:00 p.m.
City Council Chambers, 70 N. First Street, Campbell

CALL TO ORDER

Chairperson Hernandez

ROLL CALL

MINUTES

1. Approval of Minutes for Meeting of July 27, 2016 (**Attached**)

ORAL COMMUNICATIONS

This is the point on the agenda where members of the public may address the Board on items of concern to the Community that are not listed on the agenda.

PUBLIC HEARING

1. None

NEW BUSINESS

2. None

OLD BUSINESS

1. Grower's National Bank (400 E. Campbell Ave.): Informational only. Staff will provide an update on the building permit status and information on the proposed tenant.
2. Historic Preservation Ordinance (Chapter 21.33): Continue discussion regarding update of the City's Historic Preservation Ordinance.

Need to schedule regular bi-monthly study sessions (e.g., 2nd Wed/month @4pm).

3. Brochure: Board Members Moore and Walter will provide a draft of the brochure. Chair Hernandez will provide an update on her meeting with Kerry from the museum.
4. Historic home tour/Mobile app: Continue discussion of planning a historic (virtual) home tour and mobile app., quotes, etc.

FUTURE AGENDA ITEMS

1. Heritage tree application (September 2016)
2. 226 Alice Ave - Alice Hyde House - Mills Act (~September 2016)
3. 235 S. First St – Hattie DePuy House - Addition (TBD)
4. Cambrian and Kennedy Tract area (TBD)

HPB MEMBER / STAFF ANNOUNCEMENTS / COMMUNICATIONS

1. Training
2. 209 Railway
3. General Plan Update
4. Requests for future agenda items (no discussion)

ADJOURNMENT

Adjourn to the next regular meeting (4th Wednesday) to be held on **September 28, 2016**, at 4:00 p.m., City Council Chambers, 70 North First Street, Campbell, California.

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact Corinne Shin at the Community Development Department, at corinnes@cityofcampbell.com or (408) 866-2140.



HISTORIC PRESERVATION BOARD REGULAR MEETING

MINUTES

4:00 p.m. - Wednesday
City Council Chambers

July 27, 2016

CALL TO ORDER

Vice Chair Blake called the Historic Preservation Board Regular Meeting of Wednesday, July 27, 2016, to order at 4:18 p.m. in the City Council Chambers, located at 70 North First Street, Campbell, California, and the following proceedings were had to wit.

ROLL CALL

Board Members Present:

JoElle Hernandez, Chair (arrived 4:35pm)
Susan Blake, Vice Chair
Todd Walter
Laura Taylor Moore
Dawn Anderson

Board Members Absent:

None

Staff Members Present:

Cindy McCormick, Senior Planner
Paul Kermoyan, Community Development Director

APPROVAL OF MINUTES

1. Board Member Walter made a motion to approve the Regular Meeting Minutes of June 29, 2016. Board Member Anderson seconded. **Motion Passed 4-0-1** (Hernandez absent)

NON-AGENDIZED ORAL COMMUNICATIONS

None

The order of the meeting was changed so that Chair Hernandez could participate in the discussion on accessibility / State Historical Building Code and the Ordinance update.

PUBLIC HEARING

None

NEW BUSINESS

1. Interior and Exterior Inspections of Mills Act properties: Staff provided the HPB with an update regarding inspections of Mills Act properties, noting that the interior and exterior of Mills Act properties are inspected every five years to determine the owner's compliance with the terms and provisions of their Mills Act Contract (e.g., work to be performed, current maintenance). The properties located at 61 Catalpa Lane and 140 S. Peter Drive would be inspected in 2018 while the properties located at 75 N. 2nd Street and 155 Alice Avenue would be inspected in 2020. The fifth inspection would occur in 2021 for 146 Alice Avenue.

OLD BUSINESS

1. Brochures: Board Member Walter will finalize the draft and bring it to the next meeting. Vice Chair Blake indicated that 51 Alice Avenue is for sale and described the real estate advertisement as an example. Community Development Director Kermoyan has contact information for someone who may be able to help with the final layout, if needed.
2. Historic Home Tour / Mobile app: Vice Chair Blake described the "Lost Gatos" mobile application which includes music, narration, and color photographs. She indicated that Sandy Decker would be able to speak to the HPB about the "Lost Gatos" app. Kerry and Ana from the museum will also be involved. A scope of work, including how the app will be updated will need to be agreed upon by both the HPB and the Museum. A study session should be scheduled once the HPB hears back from the Museum. Board Member Moore asked that the app should include both commercial and residential properties. Chair Hernandez and Board Member Walter are on the subcommittee.

NEW BUSINESS (reordered and continued)

2. State Historical Building Code and accessibility: Board Member Anderson gave a presentation on the Americans with Disabilities Act (ADA) as it relates to the State Historical Building Code.

The Federal ADA regulations went into effect in January 1993 and are applicable to new construction [public accommodations].

There are three rules that are applied to existing historic facilities (built before 1/26/1992):

A) The “readily achievable test”. Is the removal of architectural barriers “readily achievable” (i.e., can they be easily done without much cost);

B) The “maximum extent feasible” test. Is there a structural or technical infeasibility that prohibits compliance and if so, has the applicant done what they can to “the maximum extent feasible”;

C) The “path of travel” test. Are alterations proposed that affect the primary function area, and if so ADA requires that 20% of the cost of the alteration be allocated towards removal of architectural barriers along a “path of travel” to the area of alteration. The rank of priority for the improvement is 1) the primary entrance, 2) an accessible route to the altered area, and 3) an accessible toilet room that serves the altered area.

Alterations to historic [public accommodation] properties must comply with ADA regulations “to the maximum extent feasible”. If it is not feasible to provide the access without affecting the historic significance of the building, then an alternate method of access may be provided through the California Historical Building Code.

Board Member Anderson indicated that an applicant must request an exception and identify “what is historically significant”; “how is accessibility being provided”; “why the exception is requested”; “how the alternative design effects the historical significance”; and “what part of the Historical code is being used”. Furthermore, the City must document in the permanent record when the Historical Code is used and why.

The other HPB members thanked Board Member Anderson for the presentation. Board Member Walter pointed out that the new Building Code more closely parallels federal and state ADA construction standards. Chair Hernandez indicated that planning and building staff have been diligent in bring forward any major changes that would affect the exterior of the building and therefore it is not necessary for the HPB to delve into the minutia of the design details in the planning documents that are reviewed by the HPB.

OLD BUSINESS (reordered and continued)

3. Historic Preservation Ordinance (Chapter 21.33):

The Board members briefly discussed some of the ideas they had identified when reviewing the current ordinance. Board Member Walter indicated that in addition to providing written comments to staff he had looked at Pasadena’s code and clouded some good ideas. Board Member Blake asked that the Context Statement be referenced in the code and indicated that she had proposed changes to the

definitions (e.g., demolition by neglect), procedures (e.g., alterations), and incentives (e.g., Mills Act) sections. She also proposed consideration of a conservation district and changes to the procedures for the potential list. Board Member suggested that the HPB consider adding a review process for homes over 60 years of age. Chair Hernandez also had changes related to the definitions and potential property procedures and asked about the ability of the HPB to nominate new historic properties. Board Member Anderson referenced San Francisco's ordinance and their process for certificates of appropriateness. The HPB agreed to hold a study session on August 3rd at 4:00 pm to further discuss their proposed changes.

FUTURE AGENDA ITEMS

No discussion

HPB MEMBER / STAFF ANNOUNCEMENTS / COMMUNICATIONS

1. Training
2. 209 Railway
3. General Plan Update
4. Requests for future agenda items (no discussion)

ADJOURNMENT

Adjourned at 5:15 p.m. to a study session to be held on August 3rd at 4:00pm and a regular meeting to be held on August 24 2016, at 4:00 p.m., City Council Chambers, 70 North First Street, Campbell, California.

PREPARED BY: _____

Cindy McCormick, Senior Planner

APPROVED BY: _____

JoElle Hernandez, Chair

MEMORANDUM



Community Development Department
Planning Division

To: Chair and Board Members

Date: August 24, 2016

From: Daniel Fama, Senior Planner

DF

Via: Cindy McCormick, Senior Planner

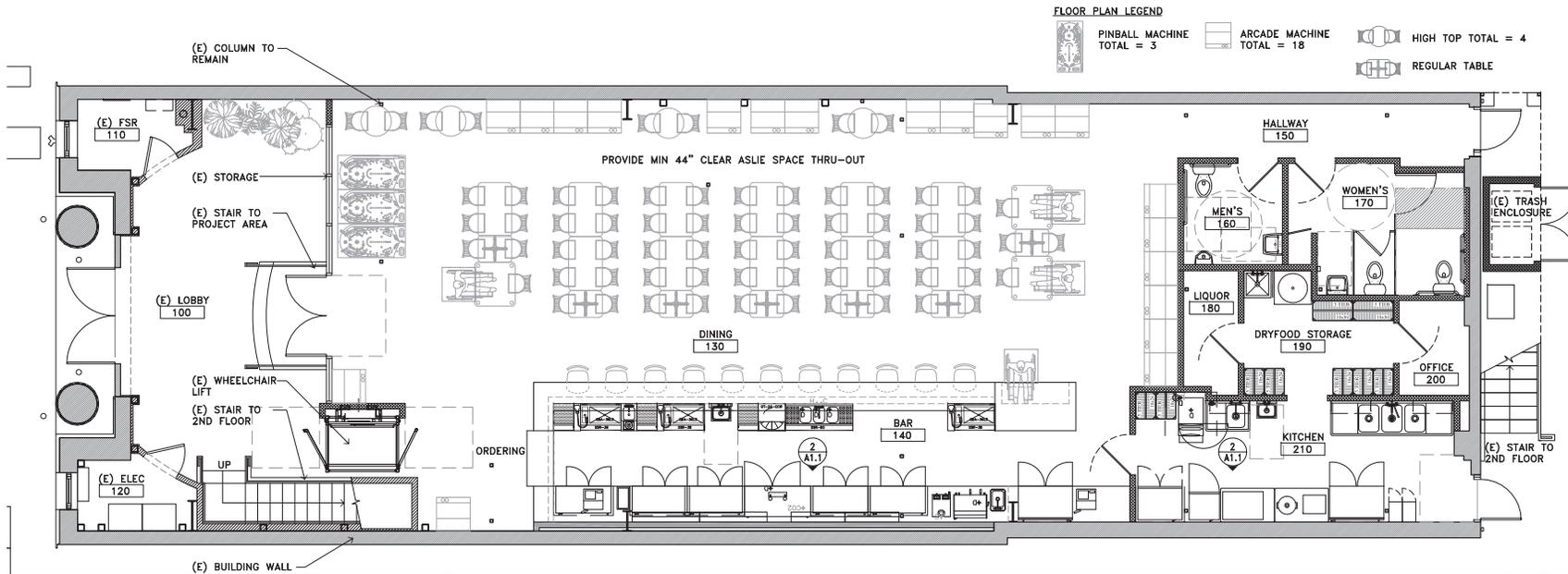
Subject: Grower's National Bank (400 E. Campbell Ave.) Update

Mr. Larry Schaadt is proceeding with the approved improvements to the Grower's National Bank building as follow:

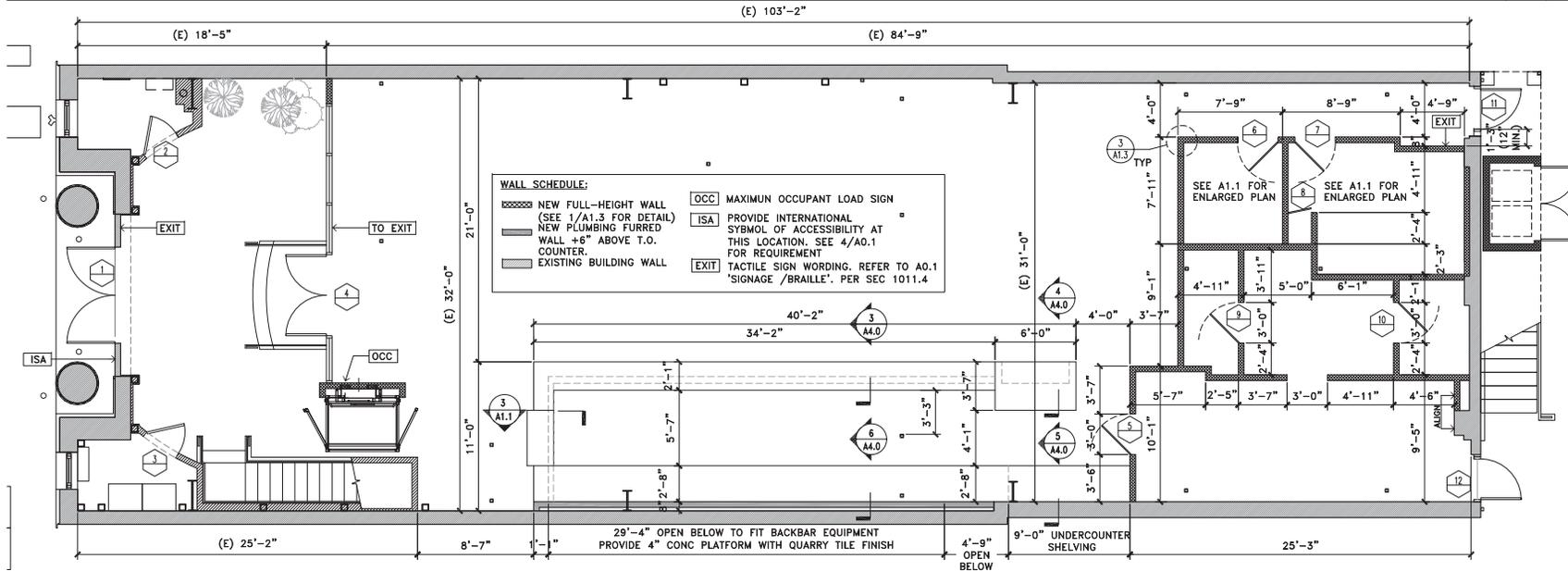
- **Façade restoration** (BLD2016-00696): A building permit for the façade restoration improvements—per the HPB' April 27th meeting—has been issued.
- **Interior Framing** (BLD2016-00374): A building permit application for the last of the interior framing and MEP (mechanical, electrical, and plumbing) work is currently under review.
- **Restaurant Tenant Improvement** (BLD2016-00845): A building permit application to allow the interior build-out of the restaurant is also currently under review.
- **CUP Modification** (PLN2016-253): The restaurant tenant, LvLUP, a gastro-pub with a 1980's arcade game motif, is requesting that the approved CUP for the ground floor restaurant be modified to allow vintage video games and pinball machines. Since this proposal will not change the primary use of the ground floor away from a restaurant or substantially change the floor plan (other than to allow placement of the video games and pinball machines) the application will not be heard by the HPB. The submitted floor plan—which is likely to change—is included for reference.

Attachments

1. Proposed Floor Plan



PROPOSED LAYOUT PLAN 1/4" 1



DIMENSIONED FLOOR PLAN 1/4" 2



TENANT IMPROVEMENT
LVL UP
 400 E CAMPBELL AVENUE . GD FLR
 CAMPBELL . CA 95008

08.09.16 ISSUED FOR C.U.P. APPLICATION

PROJECT NO.: 16-5470

FLOOR PLANS



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