

**SANTA CLARA CITY HERITAGE COMMISSION
MEETING MINUTES
Santa Clara Town Hall Conference Room
2603 Santa Clara Drive
Thursday, November 21, 2024**

Present:

Commission Members: Bob Lamoreaux, Chairman
Mimi McKenna (via Zoom)
Mandi Gubler
Megan Smith

Staff: Jim McNulty, Planning and Economic Development Manager
Kristelle Hendrickson, Executive Assistant

Planning and Economic Development Manager, Jim McNulty called the meeting to order at approximately 4:00 PM.

Mandi Gubler moved to approve the minutes of October 24, 2024, Heritage Commission Meeting, as presented. Megan Smith seconded the motion. The motion passed with the unanimous consent of the Commission.

BUSINESS ITEMS

1. Continued Discussion: Proposed Walter Home #1 on Lot 4 of Clara Crossing Subdivision (corner of Santa Clara Drive and Gates Lane). New Home Design Review. Applicants, Neil and Michelle Walter.

Mr. McNulty reported that the applicant, Michelle Walter, had incorporated some of the updates suggested by the Heritage Commission at its October 24, 2024, meeting.

Ms. Michelle Walter reported that the following changes were made based on the Heritage Commission's input:

Lot 4 (Spec Home 2):

- Added grids to all windows.
- Added vents to gables.
- Added siding.

Lot 5 (Spec Home 1):

- Added grids to all windows.
- Added vents to gables.
- Removed some siding to offset the cost of adding siding to Spec Home 2.

Ms. Walter reported that the Project Architect, Shawn Patten, advised against adding brick to the balcony and columns on Spec Home 1 as the added materials and labor costs of brick would be prohibitive. He also recommended retaining the small windows on the west side of this home because he believes they look more historic.

In response to a question from Ms. Gubler, Ms. Walter stated that the Hardie Board was added to Spec Home 1, but they were open to moving that home to Lot 4 at the Commission's direction. Megan Smith stated that she believed either home would be appropriate on either lot. Ms. Gubler stated that it looks better with the Hardie Board. Mimi McKenna stated that the updates have improved both homes and she did not believe the homes needed to be moved.

Ms. Gubler liked the divided windows on Spec Home 2. Ms. McKenna noted that they are both beautiful homes. She understands that they are expensive, but many existing homes were the most expensive homes built at the time.

In response to a question from Mr. McNulty, Ms. Walter clarified that the homes would be sold with finished basements. She indicated that the construction cost for each home was estimated at \$925,000 or approximately \$330 per square foot and they did not anticipate making a profit. They wanted to take on the project because they plan to build their personal home on the rear lot, and they wanted consistency. Ms. McKenna thanked her for the work they have put in to make the homes fit into the community.

In response to a question from Ms. Gubler, Mr. McNulty clarified that the Heritage Commission would not review the landscaping plan. The applicant will be required to submit a plan that meets the City's Waterwise Landscaping Ordinance as part of the Building Permit process.

Megan Smith moved to APPROVE the New Home Designs for Both Single-Family Homes on Lot 4 and Lot 5 of the Clara Crossing Subdivision, subject to the following conditions:

- 1. That the applicant constructs the home according to the plans presented to the Heritage Commission.**
- 2. That the Historic District Design Guidelines Part II, Sections 4, 9, 11, and 12 as summarized in the Staff Report be complied with.**
- 3. That the applicant comes back to the Heritage Commission if changes to any items in Condition 2 are proposed.**
- 4. That the applicant provides a color board with material samples for review and approval by the Heritage Commission prior to construction.**
- 5. That this home be required to meet the area, width, and yard regulations (building setbacks) as per Section 17.64.050 of city code. Also, the building height for this home is limited to 35 feet.**

Mandi Gubler seconded the motion. The motion passed with the unanimous consent of the Commission.

2. Continued Discussion: Proposed Walter Home #2 on Lot 5 of Clara Crossing Subdivision (adjacent and east of Lot 4 along Santa Clara Drive). New Home Design Review. Applicants, Neil and Michelle Walter.

Both homes were discussed concurrently.

Mr. McNulty reported that the City has contracted with a firm to update the General Plan. A kickoff meeting with the City Council, Planning Commission, Heritage Commission, and City staff is tentatively scheduled for Tuesday, January 7, 2024. More information to come soon.

3. Adjournment.

The Heritage Commission Meeting adjourned at approximately 4:26 PM.

Approved: _____
Sherry Laier, Clerk