



Historic Preservation Board
REGULAR MEETING AGENDA
Wednesday, January 28, 2026 | 5:00 PM
City Hall Council Chamber – 70 N. First Street

CALL TO ORDER / ROLL CALL

This Historic Preservation Board (HPB) meeting will be conducted in person and virtually via video teleconferencing (Zoom) in compliance with the provisions of the Brown Act. Members of the public may attend this meeting in person at Campbell City Hall or virtually via Zoom at <http://campbellca.gov/HPBsignup>. A video recording will be available on the City of Campbell YouTube Channel following the meeting at <https://youtube.com/user/CityofCampbell>.

Written correspondence may be delivered to Historic Preservation Board at, or prior to, the Public Hearing by email to planning@campbellca.gov. Questions may be addressed to Senior Planner Daniel Fama, Board Secretary, at (408) 866-2193 or danielf@campbellca.gov.

APPROVAL OF MINUTES

1. **Approval of Minutes of December 3, 2025** (*Roll Call Vote*)

Recommended Action: Make a motion to approve the regular meeting minutes of December 3, 2025.

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Board on matters of community concern that are not listed on the agenda. In the interest of time, the Chair may limit speakers to three minutes. Please be aware that State law prohibits the Board from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

BOARD/STAFF ANNOUNCEMENTS

Board Members and/or staff may make announcements on matters related to historic preservation and promotion.

2. **Historic Consultant Selection Update**

NEW BUSINESS

3. **Election of 2026 Chair and Vice Chair and SARC Advisor** (*Roll Call Vote*)

The Board will elect the Chair and Vice Chair, and Advisor to the Site and Architectural Review Committee (SARC), for 2026.

Recommended Action: (1) Make a motion to appoint the 2026 Chair and Vice Chair of the Historic Preservation Board; and (2) make a motion to appoint the 2026 Historic Preservation Advisor to the Site and Architectural Review Committee (SARC).

4. **2026 HPB Meeting Schedule** (*Resolution/Roll Call Vote*)

The Board will review and approve the proposed 2026 meeting schedule.

Recommended Action: Adopt a Resolution approving the recommended 2026 meeting schedule.

5. **Changes to State Law Regarding Historic Resources** (*No Action – Informational Only*)

The Board may discuss changes to State law that effect historic properties.

ADJOURNMENT

Adjourn to the Historic Preservation Board meeting of **February 24, 2026**, at 5:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication.

Americans with Disabilities Act (ADA)

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 the City Clerk's Office at ClerksOffice@campbellca.gov or 408-866-2117 in advance of the meeting.



**HISTORIC PRESERVATION BOARD
REGULAR MEETING MINUTES
Wednesday, December 3, 2025 | 5:00pm
Council Chambers, City Hall**

CALL TO ORDER

The Regular Historic Preservation Board meeting of December 3, 2025 was called to order at 5:00 pm by Chair Walter, and the following proceedings were had to wit.

ROLL CALL

HPB Members Present:

Susan Blake, Acting Chair
Michael Foulkes, Board Member
Laura Moore, Board Member
Christine Snyder, Board Member

HPB Members Absent:

Todd Walter, Chair

Staff Members Present:

Daniel Fama, Senior Planner
Ken Ramirez, Administrative Analyst

INTRODUCTIONS

1. **Introduction of new Historic Preservation Board Member, Christine Snyder.**

APPROVAL OF MINUTES

2. **Approval of Minutes of August 27, 2025 (Roll Call Vote)**

Recommended Action: Make a motion to approve the regular meeting minutes of August 27, 2025.

Motion: Upon motion by Board Member Blake, seconded by Board Member Foulkes, the Historic Preservation Board motioned to approve the regular meeting minutes of August 27, 2025, by the following roll call

AYES: Foulkes, Blake, Moore, Snyder
NOES: None
ABSTAIN: None
ABSENT: Walter

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Board on matters of community concern that are not listed on the agenda. In the interest of time, the Chair may limit speakers to three minutes. Please be aware that State law prohibits the Board from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

BOARD/STAFF ANNOUNCEMENTS

Board Members and/or staff may make announcements on matters related to historic preservation and promotion.

PUBLIC HEARING

3. **133 Alice Ave. – Tier 1 Historic Resource Alteration Permit** (*Resolution/Roll Call Vote*)

Public Hearing to consider the request of Jim Moffett to remove the existing vinyl siding to expose the original wood siding beneath, repair and restore the exposed wood siding as needed, install insert-replacement windows within the existing window frames, and restore the historic front window shutters on an existing single-family residence, commonly known as the Harry Berry-Babb House, located in the Alice Avenue Historic District at **133 Alice Avenue**. The application includes a Tier 1 Historic Resource Alteration Permit. Staff recommends that the project be found Categorically Exempt under CEQA. Project Planner: Daniel Fama, Senior Planner.

Recommended Action: Adopt a resolution recommending approval of a Tier 1 Historic Resource Alteration Permit.

Senior Planner Daniel Fama presented presentation to consider request to modify home located at 133 Alice Avenue.

Historic Preservation Board members demonstrated support of application.

Acting Chair Blake closed public hearing.

Motion: **The Historic Preservation Board motioned to allow removal of the existing vinyl siding to expose the original wood siding beneath, repair and restore the exposed wood siding as needed, install insert-replacement windows within the existing window frames, and restore the historic from window shutters on an existing single-family residence, commonly known as the Harry Berry-Babb House located in the Alice Avenue historic District at 133 Alice Avenue, by the following roll call**

AYES: **Foulkes, Blake, Moore, Snyder**
NOES: **None**
ABSTAIN: **None**
ABSENT: **Walter**

ADJOURNMENT

Adjourned at 5:15pm to the Historic Preservation Board meeting of **January 28, 2026**, at 5:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication.

PREPARED BY: _____
Ken Ramirez, Administrative Analyst

APPROVED: _____
Susan Blake, Acting Chair

ATTEST: _____
Daniel Fama, Secretary



CITY OF CAMPBELL · HISTORIC PRESERVATION BOARD
Staff Report · January 28, 2026

City Action

Election of the 2026 Chair and Vice Chair of the Historic Preservation Board and SARC Historic Preservation Advisor. (*Roll Call Vote*)

STAFF RECOMMENDATION

That the Historic Preservation Board take the following actions:

1. **Make a Motion**, to appoint the 2026 Chair and Vice Chair of the Historic Preservation Board; and
2. **Make a Motion**, to appoint the 2026 Historic Preservation Advisor to the Site and Architectural Review Committee (SARC).

DISCUSSION

Pursuant to Campbell Municipal Code (CMC) Section 2.38.030, the Historic Preservation Board "shall elect the chair from among its members on an annual basis at the first meeting of the calendar year." Similarly, CMC Sec. 21.54.050.C specifies that the Board shall appointment a member "to serve as an advisor to the Site and Architectural Review Committee (SARC) for projects involving a City of Campbell listed historic resource... for a period of twelve months." As such, this is the time and place for the Board to elect its Chair and Vice Chair and SARC advisor for the year.

Prepared by:

Daniel Fama, Senior Planner

Approved by:

Rob Eastwood, Community Development Director



CITY OF CAMPBELL · HISTORIC PRESERVATION BOARD
Staff Report · January 28, 2026

City Action

2026 Historic Preservation Board Meeting Schedule. (Resolution/ Roll Call Vote)

STAFF RECOMMENDATION

That the Historic Preservation Board take the following action:

1. **Adopt a resolution**, approving the recommended 2025 meeting schedule.

DISCUSSION

As specified by Historic Preservation Board Resolution No. 2017-02, adopted on June 28, 2017, the Board meets every fourth Wednesday at 5:00 PM. However, since the regular meeting date tends to conflict with the holidays during November and December, the Board may consider adopting a 2026 schedule that accommodates the holidays. Staff recommends that the November meeting (day before Thanksgiving) be canceled, and that the December meeting be rescheduled from the 23rd to the 2nd (Wednesday):

- February 25, 2026
- March 25, 2026
- April 22, 2026
- May 27, 2026
- June 24, 2026
- July 22, 2026
- August 26, 2026
- September 23, 2026
- October 28, 2026
- November 25, 2026 – **Canceled**
- December 2, 2026 – **Rescheduled**
- January 27, 2027

Attachments:

- A. Draft Resolution

Prepared by:

Daniel Fama, Senior Planner

Approved by:

Rob Eastwood, Community Development Director

RESOLUTION NO. 2026-01

BEING A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF CAMPBELL APPROVING THE 2026 BOARD MEETING SCHEDULE.

WHEREAS, pursuant to Campbell Municipal Code Section 21.33.030 (Reviewing authority), the reviewing authority for matters of historic preservation shall be the Historic Preservation Board ("Board"), the Planning Commission, and the City Council; and

WHEREAS, the Board shall hold public hearings and meetings as necessary to conform to the requirements of the Campbell Municipal Code; and

WHEREAS, pursuant to Board Resolution No. 2017-02, adopted on June 28, 2017, the Board shall meet every fourth Wednesday at 5:00 PM; and

WHEREAS, the November and December Board meetings conflict with nationally recognized holidays; and

WHEREAS, the Board desires to cancel the November meeting and reschedule the December meeting; and

NOW, THEREFORE, BE IT RESOLVED THAT THE HISTORIC PRESERVATION BOARD hereby adopts the 2026 Board Meeting Schedule (**Exhibit A**).

PASSED AND ADOPTED this 28th day of January, 2026, by the following roll call vote:

AYES: Board Members:
NOES: Board Members:
ABSENT: Board Members:
ABSTAIN: Board Members:

APPROVED: _____

ATTEST: _____
Daniel Fama, Secretary

**HISTORIC PRESERVATION BOARD
2026 MEETING SCHEDULE**

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- March 25, 2026
- April 22, 2026
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- January 27, 2027

MEMORANDUM



Community Development Department
Planning Division

To: Historic Preservation Board **Date:** January 28, 2026
From: Daniel Fama, Senior Planner *DF*
Approved: Rob Eastwood, Community Development Director *RE*
Subject: Changes to State Law Regarding Historic Resources – Assembly Bill (AB) 1061

BACKGROUND

In 2021, the State adopted Senate Bill 9 (SB 9), which requires cities to allow any property in a single-family residential zone to be developed with up to two homes and/or be subdivided into two lots. These projects must be approved *ministerially*, meaning without public hearings or subjective architectural review. However, cities were allowed to exempt historic properties, including both individually designated landmarks and properties within a historic district.

In 2024, Senate Bill 450 (SB 450) amended SB 9 to strengthen and standardize the law's implementation. It prohibits cities from applying special standards that do not also apply to all other homes in the same zone. This effectively removes a city's ability to treat SB 9 / SB 450 projects as distinct from any other single-family development, except in the case of historic properties, which remained exempt from these requirements.

In 2025, the Legislature adopted Assembly Bill 1061 (AB 1061) to address concerns that some cities were using broad historic designations to avoid the ministerial requirements that now govern all single-family development. AB 1061 narrows the historic exemption so that it applies only to individually designated (state or local) landmarks and to contributing structures within a designated historic district. Properties with lesser historic designations are no longer exempt and must be treated in the same manner as any other single-family property. As a result, their designation no longer provides regulatory protection against alteration or demolition, as discussed below.

DISCUSSION

The following describes how these changes apply to each category of locally recognized historic resources within the City's single-family zoning district. This excludes many of the properties in the broader Downtown Campbell area, which are *not* zoned single-family.

Individually Designated Landmarks:

Properties designated as local or state landmarks remain fully exempt from all provisions of SB 9 / SB 450. This includes parcels both within and outside of the Alice Avenue Historic District. Proposed alterations or demolition of these structures continue to require a Historic Resource Alteration Permit and remain subject to discretionary review, public hearing, and conditions of approval consistent with current City practice. No changes to local authority apply to these properties.

Contributing Structures in the Alice Avenue Historic District:

Properties within the Alice Avenue Historic District that are not individually designated as landmarks remain protected as "contributing structures."¹ Exterior alterations, additions, or demolition continue to require a Historic Resource Alteration Permit, and the City retains full discretionary authority to review and condition such work. However, AB 1061 introduces one limited exception by allowing these properties to be subdivided, provided the urban lot split does not require demolition or alteration of the contributing structure. Aside from this narrow allowance, the City's existing preservation authority over these buildings remains unchanged. This exception would apply to 35 non-landmark properties in the Alice Avenue Historic District.

Structures of Merit

Properties designated as Structures of Merit are no longer exempt from the ministerial provisions of SB 9 / SB 450. These properties must now be processed without discretionary review, including for demolition or substantial alteration, as any other single-family residential property. The City may not require a Historic Resource Alteration Permit or impose any design standards beyond those that apply to single-family properties generally. While these structures may still be eligible for incentive programs such as Mills Act contracts or zoning exceptions, their designation no longer provides any regulatory protection from physical alteration or demolition.

Of the 143 historic resources on the City's Historic Resources Inventory (HRI), 89 are designated as Structures of Merit, and **28 of these are located within the single-family zoning district and are therefore directly affected by AB 1061.** However, two of the properties are subject to existing Mills Act contracts, which remain valid notwithstanding AB 1061.

NEXT STEPS

In the immediate term, the forthcoming update to the City's interim ordinance governing implementation of the SB 9 / SB 450 framework will treat Structures of Merit in single-family zones in the same manner as other single-family residences.

Looking ahead, the pending update to the City's Historic Preservation Ordinance may need to be revisited, as its current approach was developed under a different understanding of state law. Any future discussion with the City Council may also need to address the role of the Mills Act program as a means to encourage voluntary preservation, given that the City now lacks regulatory authority over many Structures of Merit.² Staff also no longer anticipates pursuing a separate set of objective design standards for historic residences, since the authority to adopt such standards applies only to historic districts listed in the California Register.³ These discussions will likely remain delayed while staff continues work on higher-priority state housing law implementation.

¹ Government Code §§ 65852.21(a)(5)(A) and 66411.7(a)(3)(F)(i) refer to a "contributing structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a city or county ordinance." In the Alice Avenue Historic District, all non-landmark properties fall within this category because they were identified as historically valuable based on a shared historic context, reflected in the district's architectural character, integrity, and development pattern dating from 1917 to 1940.

² Relatedly, the City's regulatory authority is further constrained by SB 79, which, for State-allowed high-density housing projects within one-half mile of a light-rail station, limits historic resource protections to properties designated on a local register as of January 1, 2025.

³ Government Code Section 65852.21(b)(4) allows cities to adopt objective standards to preserve the character of a historic district, but only if that district is listed in the California Register of Historical Resources. This provision appears to allow cities to impose compatible form and design standards on noncontributing properties within such districts. However, because the Alice Avenue Historic District is not listed in the California Register, this provision does not apply in Campbell.