



**Historic Preservation Board
REGULAR MEETING AGENDA
Wednesday, April 26, 2023 | 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 March 22, 2023, and March 29, 2023** (*Roll Call Vote*)
 - Meeting Minutes, 3/22/2023 (Regular Meeting)
 - Meeting Minutes, 3/29/2023 (Special Meeting)

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Board on matters of community interest 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. **2023 CPF California Preservation Conference**

STUDY SESSION

3. **Required Certified Local Government (CLG) Training (Continued)**

The Board and staff will conduct a training session (webinar), provided by the California Preservation Foundation, as required to maintain the City's CLG certification.

ADJOURNMENT

Adjourn to the Historic Preservation Board meeting of **May 24, 2023**, 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, March 22, 2023 | 5:00pm
City Hall Council Chamber**

CALL TO ORDER

The Regular Historic Preservation Board meeting of March 22, 2023 was called to order at 5:00 pm by Chair Walter, and the following proceedings were had to wit.

ROLL CALL

HPB Members Present:

Todd Walter, Chair
Susan Blake, Acting Chair
Michael Foulkes
Laura Taylor Moore

HPB Members Absent:

Rob Corteway

Staff Members Present:

Daniel Fama, Senior Planner
Ken Ramirez, Administrative Analyst

APPROVAL OF MINUTES

1. **Approval of Minutes of February 22, 2023 (Roll Call Vote)**
 - Meeting Minutes, 2/22/2023

All approved.

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Board on matters of community interest 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. Agenda Format Revision

PUBLIC HEARING

3. 1690 Littleton Place – Zoning Exception (*Resolution/Roll Call Vote*)

Public Hearing to consider the request of Loretz Construction, Inc. on behalf of David M. Foulkes, Trustee, for a Zoning Exception to allow an approximately 666 square-foot expansion (inclusive of a 557 square-foot garage addition and 109 square-foot living area addition) of an existing accessory dwelling unit ("carriage house") previously approved by a Conditional Use Permit (UP 96-04), on a Landmark Property listed on the Campbell Historic Resource Inventory (HRI), commonly known as the Littleton-Martin House, located at 1690 Littleton Place in the R-1-9-H (Single-Family Residential / Historic Overlay) Combining Zoning District), including exceedance of the maximum allowable size for an accessory dwelling unit, an exception to the expansion prohibition for legal non-conforming structures, and exceptions to the special provisions for accessory dwelling units located on historic properties. File No.: PLN-2022-158. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Tentative Planning Commission Date: April 25, 2023. *Project Planner: Daniel Fama, Senior Planner*

Recommended Action: That the Historic Preservation Board adopt a resolution recommending approval of a Zoning Exception (PLN-2022-158). (*Resolution/Roll Call Vote*)

- Staff Report

Board Member Foulkes recused himself from the Public Hearing on Item 3.

Senior Planner Daniel Fama presented staff report to allow an approximately 666 square-foot expansion (inclusive of a 557 square-foot garage addition and 109 square-foot living area addition) of an existing accessory dwelling unit ("carriage house")

Chair Walter asked about the historic status of structure compared to the property and whether project should even be coming before the Historic Preservation Board for approval.

Senior Planner Fama clarified that because building is grandfathered in, the applicant can't make it bigger under the current rules. In order to expand it, the applicant needs to seek special permission under the code known as a zoning exception, which is reserved for historic properties, and that's the sole reason it is before the Historic Preservation Board.

Chair opened the public hearing for comment, hearing none Chair closed the public hearing for comment.

Motion: Upon motion by Board Member Moore, seconded by Board Member Blake, the Historic Preservation Board adopted Resolution No. 2023-03 recommending to allow an approximately 666 square-foot expansion (inclusive of a 557 square-foot garage addition and 109 square-foot living area addition) of an existing accessory dwelling unit ("carriage house") previously approved by a Conditional Use Permit (UP 96-04), on a Landmark Property listed on the Campbell Historic Resource

Inventory (HRI), commonly known as the Littleton-Martin House, located at 1690 Littleton Place in the R-1-9-H (Single-Family Residential / Historic Overlay) Combining Zoning District), including exceedance of the maximum allowable size for an accessory dwelling unit, an exception to the expansion prohibition for legal non-conforming structures, and exceptions to the special provisions for accessory dwelling units located on historic properties. File No.: PLN-2022-158, by the following roll call vote:

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

STUDY SESSION

4. Required Certified Local Government (CLG) Training

The Board and staff will conduct a training session (webinar), provided by the California Preservation Foundation, as required to maintain the City's CLG certification.

Study Session was regarding the applicability of state housing laws to historic preservation.

ADJOURNMENT

Adjourned meeting at 7:05 PM to the *Special* Historic Preservation Board meeting of **March 29, 2023**, 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: _____
Todd Walter, Chair

ATTEST: _____
Daniel Fama, Secretary



**HISTORIC PRESERVATION BOARD
SPECIAL MEETING MINUTES
Wednesday, March 29, 2023 | 5:00pm
City Hall Council Chamber**

CALL TO ORDER

The Regular Historic Preservation Board meeting of March 29, 2023 was called to order at 5:00 pm by Chair Walter, and the following proceedings were had to wit.

ROLL CALL

HPB Members Present:

Todd Walter, Chair
Susan Blake, Acting Chair
Michael Foulkes
Rob Corteway

HPB Members Absent:

Laura Taylor Moore

Staff Members present:

Daniel Fama, Senior Planner
Ken Ramirez, Administrative Analyst

ORAL COMMUNICATIONS

Senior Planner Daniel Fama presented to the Historic Preservation Board a letter that Glenn Kinsey of 67 Sunnyside Avenue, wrote to City Manger stating his disagreement that his home is listed as a structure of merit on the original 1984 Historic Resource Inventory list. City Manager stated that absent City Council direction there is no required action from the City at this time and that Mr. Kinsey was informed that he could apply for a request to rescind his property's designation from the HRI list, but he believes that he is not on the list and not necessary.

BOARD/STAFF ANNOUNCEMENTS

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

None

PUBLIC HEARING

1. **198 Alice Avenue – Tier 1 Historic Resource Alteration Permit** (*Resolution/Roll Call Vote*)

Public Hearing to consider the request of Rossetta's Roofing on behalf of Julie Cordova to allow removal of existing wood shingle roofing and installation of CertainTeed composition shingle roofing, to an Alice Avenue Historic District property commonly known as the Dillard and Edna (Leigh) Decker House, located at **198 Alice Avenue** in the R-1-6-H (Single-family Residential / Historic Overlay) Combining Zoning District. The application(s) under consideration includes a Tier 1 Historic Resource Alteration Permit. File No.: PLN-2023-47. Staff is recommending that this project be deemed Categorical Exempt under CEQA. Project Planner: Daniel Fama, Senior Planner.

Recommended Action: That the Historic Preservation Board adopt a resolution recommending approval of a Tier 1 Historic Resource Alteration Permit (PLN-2023-47).

➤ Staff Report

Senior Planner Daniel Fama presented staff report to consider the request of Rossetta's Roofing on behalf of Julie Cordova to allow removal of existing wood shingle roofing and installation of CertainTeed composition shingle roofing. Staff recommends approval, but with the Presidential series rather than landmark, as proposed by the applicant.

Questions for staff

Board members asked clarifying questions about the roof diagram renderings and colors.

Chair Walter opened public hearing for public comment.

Julie Cordova – applicant spoke. AAA Insurance company stated that they would not insure the home if it was a wood roof. It was not a preference to do a puzzle roof; Presidential type roof is more expensive. Currently, have two major leaks and dry rot to repair. Have interior damage and although presidential roof would cause a hardship it is important to have a new roof.

Board members asked about the color of the roof color.

Senior Planner Fama clarified that "Max Def Heather Blend" is the color of the roof.

Board members commented on the pattern of proposed system and the dimension of the proposed comp shingle roof system. Believe that roof would still look okay as color is more important than general type. Expressed sympathy for applicant trying to take care of their home and inclined to be in favor with applicant's choice.

Chair closed public hearing.

Motion: Upon motion by Board Member Foulkes, seconded by Board Member Corteway, the Historic Preservation Board adopted Resolution No. 2023-04 recommending to allow removal of existing wood shingle roofing and installation of CertainTeed composition shingle roofing, in the Landmark series, to an Alice Avenue Historic District property commonly known as the Dillard and Edna (Leigh) Decker House, located at 198 Alice Avenue in the R-1-6-H (Single-family Residential / Historic

Overlay) Combining Zoning District. The application(s) under consideration includes a Tier 1 Historic Resource Alteration Permit. File No.: PLN-2023-47, by the following roll call vote:

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

ADJOURNMENT

Adjourn meeting at 5:30 PM to the Historic Preservation Board meeting of **April 26, 2023**, 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: _____
Todd Walter, Chair

ATTEST: _____
Daniel Fama, Secretary