



**Historic Preservation Board
REGULAR MEETING MINUTES
Wednesday, February 23, 2022 | 5:00 PM
City Hall Council Chamber – 70 N. First Street**

CALL TO ORDER

The Regular Historic Preservation Board meeting of Wednesday, February 23, 2022, was called to order at 5:00 p.m. by Chair Foulkes, and the following proceedings were had to wit:

ROLL CALL

HPB Members Present:

Michael Foulkes, Chair
Todd Walter, Vice Chair
Susan Blake
Laura Taylor Moore
Rob Corteway

HPB Members Absent

None

Staff Members Present:

Rob Eastwood, Community Development Director
Daniel Fama, Senior Planner
Abby Jones, Interim Recording Secretary
Andrea Sanders, Deputy City Clerk

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

APPROVAL OF MINUTES

1. Approval of Minutes of September 22, 2021

Motion: Upon motion of Member Walter, seconded by Member Moore, the Historic Preservation Board approved the minutes of the meeting of September 22, 2021, by the following roll call vote:

AYES: Blake, Corteway, Foulkes, Walter, Moore

NOES: None

ABSENT: None

ABSTAIN: None

2. Approval of Minutes of January 26, 2022

Motion: Upon motion of Member Blake, seconded by Member Foulkes, the Historic Preservation Board approved the minutes of the meeting of January 26, 2022, with comments by Corteway on page 3, by the following roll call vote:

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

ORAL REQUESTS

None

BOARD AND STAFF ANNOUNCEMENTS

Board Member Moore announced she and her sisters purchased a stagecoach tavern and she will report progress as it is made.

Board Member Blake announced that she inspected and cleaned the 15 historic plaques. She posted a memo on Nextdoor advertising the free historic Campbell app.

Board Member Corteway disclosed that on Friday, January 28 he made a visit to Mr. Key's home to see the work done.

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NEW BUSINESS

None

PUBLIC HEARINGS

3. **705 El Patio Dr. – Tier 1 Historic Resource Alteration Permit (Resolution/Roll Call Vote)**

Continued Public Hearing to consider the Application (PLN-2021-70) of Nicholas and Andrea Key to rescind the listing of 705 El Patio Drive as a Structure of Merit from the City of Campbell Historic Resource Inventory (HRI). Staff is recommending that this project be deemed Categorical Exempt under CEQA. Project Planner: Daniel Fama, Senior Planner

Senior Planner Daniel Fama recommended the Board continue the hearing until the next HPB meeting. The staff is working with the city attorney to work out a fee and will present a formal recommendation at the next HPB meeting, March 23, 2022. The reasoning for this continuation is that this is an atypical situation and bores additional time.

Member Corteway questioned if it is customary to change the items that are being voted on.

Senior Planner Daniel Fama responded that the item is still the same they just need additional time. A decision was not made at the last meeting.

Member Walter asked are their potential financial impacts related to planning and building permits or through a different means of financial compensation for changes that were made. He asked if there are unknown components of this discussion that is related to those things the Board is not purveyed to.

Senior Planner Daniel Fama replied that there are code enforcement fees, and the applicant was fined as an administrative citation but that a monetary fine would be added in the conditions of approval for removing the property off the Historic Resource Inventory (HRI).

Planner Fama replied to Member Blake that we will continue to discuss in further detail at the next hearing on March 23.

Chair Foulkes opened the Public Hearing for Agenda Item No. 3.

Nicholas Key, Applicant/Owner, provided the Board with his points on why the board should consider removing his property from the HRI listing.

The Board discussed the timeline of when the project was presented for permit approval and Mr. Keys provided the Board with the timeline of the work done to his home and stated that if the board agrees to remove his property from the HRI listing, he will, with best intentions maintain the look and continue his renovation with keeping the Spanish style aesthetic of the house.

Senior Planner Fama informed the Board that by removing the property the HRI list it will allow Mr. Key to build without constraint up to the numeric limits that's specified with the zoning district, which would be 45% of the lot size without any design standards. Senior Planner Fama also stated in response to Member Moore that currently the property on the HRI is subject to the Historic Design Guidelines and by reference of the Secretary of Interior standards for historic treatment. There are constraints on the overall design approach of an addition. Absent this, the home can be demolished or dramatically altered.

Senior Planner Fama discussed that a design proposal was suggested but the application was withdrawn once this matter came to light. Mr. Key cannot proceed with his addition until this matter is resolved.

Chair Foulkes Closed the public hearing for Agenda No. 3

Vice Chair Walter wanted to confirm if the financial component must be correlated with the Boards decision whether it will be on the HRI or not.

Senior Planner Fama responded, yes, the monetary fee will be imposed as a condition of the approval of the recission request as the components are linked.

Motion: Upon motion of Member Walter, seconded by Member Blake, the Historic Preservation Board continued this item to the next HPB regular meeting to be held on March 23, 2022, to consider the Application (PLN-2021-70) of Nicholas & Andrea Key to rescind the listing of a Structure of Merit located at 705 El Patio Drive, from the City of Campbell Historic Preservation Inventory., by the following rollcall vote:

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

OLD BUSINESS

4. Mills Act *ad hoc* Subcommittee Report and Program Update Discussion

Staff and/or the Subcommittee will report on the status of the Mills Act Program.

Senior Planner Fama stated we are still trying to wrap up the last Mills Act Agreement with the homeowner who received Council approval last year. We are still missing the last piece of the non-renewal notice that would terminate the contracts in 10 years. Since there were none created from years previous, the City Attorney is preparing a contract from scratch.

Chair Foulkes stated one of the concerns of this Mills Act is that there are so few and moving forward we may want to be looking at how to use the Mills Act in a flexible manner to help homeowners who are trying to maintain and appreciate their home. The state codes seem push people to not fix their home. There is flexibility but no one knows what it is. Let's work on creating some guidelines that would benefit homeowners. Chair Foulkes stated he will continue to do research to present at the next meeting.

Board Member Blake and Member Moore discussed how to promote historic homes in downtown Campbell.

Board Member Blake replied that the subcommittee has updated the list as they were directed by the Council.

Chair Foulkes stated the goal of the HPB is to encourage residents apply for the HRI list and inquired on the status of the Council directed audit.

Senior Planner Fama stated they had intentions to convene a meeting with the two subcommittee members and himself to go over the next steps of the audit.

Director Eastwood stated staff is hoping to meet with the subcommittee in a month to

discuss scheduling and allocating resources.

Member Corteway stated into the record he is available to help in any way possible since he has the necessary experience.

Regarding the audit, Vice Chair Walter asked if additional subcommittee could be brought in for the financial portion.

Senior Planner Fama stated the options may include reforming the sub-committee or form a second, narrowly defined adhoc subcommittee for this specific purpose, where Member Corteway can be the sole committee and can review all the materials received to date and prepare the report to the Board at a future date. Those options can be considered at a future HPB meeting.

The Board agreed to have the financial portion separated while Members Blake and Walter continue the document review side and report back to Senior Planner Fama for feedback.

ADJOURNMENT

Adjourned at 5:50 PM to the next Regular Historic Preservation Board meeting scheduled for March 23, 2022, at 5:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California

PREPARED BY: _____
Abby Jones, Interim Recording Secretary

APPROVED BY: _____
Michael Foulkes, Chair

ATTEST: _____
Daniel Fama, HPB Staff Liaison