



City of Saratoga

HERITAGE PRESERVATION COMMISSION Special Meeting MINUTES

Date: Tuesday, August 28, 2018/ 8:30 A.M.

Type: Special Meeting

Place: Linda Callon Conference Room - 13777 Fruitvale Avenue

1. Site Visit(s):

- a. 20640 Third Street

2. Call to order: Chair Marchetti called the meeting to order at 9:31 AM

3. Roll Call:

Present: Chair Marilyn Marchetti, Commissioners, Annette Stransky, Alexandra Nugent, Paula Cappello, and Rina Shah

Absent: Dr. Jo Rodgers

Staff: Debbie Pedro, Director of Community Development, Nicole Johnson, Planner II, Sandy Baily, Special Projects Manager

4. Oral Communications:

None

5. Approval of minutes from August 14, 2018 meeting.

Stransky/Shah moved to approve the minutes. Motion passed. Ayes: Shah, Stransky, Nugent, Marchetti, and Cappello. Noes: None. Absent: Rodgers None. Abstain: None

Commissioner Paula Cappello left the meeting.

6. New Business:

- a. None

7. Staff Comments:

- a. None

8. Old Business:

- a. 20640 Third Street – Debbie Pedro discussed new information for HPC review and consideration that was not previously available at the April 10, 2018 HPC meeting, when the Commission reviewed the proposal for a mixed use building adjacent to the historic Sam Cloud Barn. The new material included an evaluation prepared by an architectural historian of the proposed project in relation to the Sam Cloud barn, and previously approved plans from 2007 for a mixed use project at the subject site where the HPC had recommended approval (the approval has since expired). The CEQA process was also summarized.

Commissioner Marchetti commented that although plans were previously approved for the site, the Commission must treat the current application as a new project.

After an extensive discussion, Commissioner Marchetti summarized the Commission's comments and outlined the following list of recommendations for the Planning Commission:

1. The siding on the Sam Cloud barn should not be touched.
2. Prefer to see more of the barn and suggested that the proposed building should be moved or redesigned to expose more view of the three vertical barn windows from 4th Street.
3. On the rear (northwest) elevation of the building, the roof above the garage should not be flat. A gable roof is recommended at the center.
4. The roof over the elevator shaft should be pitched to be consistent with the surrounding roof lines and a height variance, if needed, should be approved to allow the height increase.
5. Enlarge the windows as much as possible to be consistent with the size and design of the barn windows along the front (southeast) elevation.
6. Require a minimum of two (2) large/mature trees along with shrubs or planter boxes to soften the building, along the front of the building. City Arborist should make the determination on species that are appropriate for the location.
7. Reduce the amount of glazing and increase the amount of siding along the rear (northwest) elevation.
8. Likes the proposed two-toned paint colors.

The applicant commented they felt they could meet most of the recommendations of the Commission except reducing the amount of glazing along the 4th Street elevation. The Commission discussed this and the majority of the Commission felt that the amount of glazing proposed at rear (northwest) elevation was not an issue.

Commissioner Shah moved to not recommend approval of the project since the amount of glazing along the rear (northwest) elevation would not be reduced. Motion died due to a lack of a second.

Nugent/Stransky moved to recommend approval of the project based on the list of recommendations they created, excluding the recommendation that the amount of glazing

be reduced along the rear (northwest) elevation to increase the amount of siding.

Ayes: Marchetti, Stransky, and Nugent. Noes: Shah. Absent: Cappello and Rodgers.
Abstain: None.

9. Adjournment

Chair Marchetti adjourned the meeting at 10:37 A.M.

Minutes respectfully submitted:
Nicole Johnson, Planner II
City of Saratoga