



COUNCIL REPORT

DATE: April 8, 2025

CATEGORY: Public Hearing

DEPT.: Community Development

TITLE: Residential Addition to Historic Structure at 415 Bush Street

RECOMMENDATION

Adopt a Resolution of the City Council of the City of Mountain View Approving a Historic Preservation Permit to Construct a One-Story, 136 Square Foot Addition to an Existing Two-Story, 1,340 Square Foot Historic Single-Family Residence on a 0.17-Acre Site Located at 415 Bush Street (APN 158-30-020), and Finding that the Project is Categorically Exempt from Review Under the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15331 ("Historic Resource Restoration/Rehabilitation"), to be read in title only, further reading waived (Attachment 1 to the Council report).

BACKGROUND

Project Location: 415 Bush Street (APN 158-30-020)

Project Site Size: Approximately 0.17 acre

General Plan Designation: Low-Density Residential

Zoning Designation: R1 (Single-Family Residential)

Surrounding Land Uses: One-story single-family and multiple-family residential dwellings to the north, east, south, and west.

Current Site Conditions: Two-story historic residential building with a detached garage and an accessory dwelling unit.

Applicant/Owner: Ralph Bradford Bettman

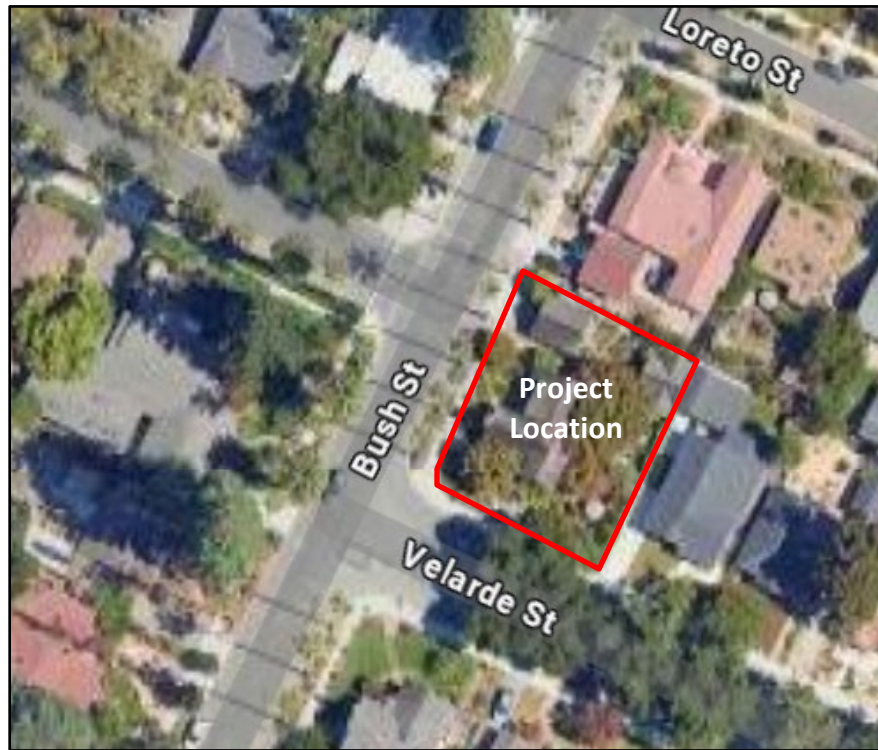


Figure 1: Location Map

PROJECT OVERVIEW

The applicant, Ralph Bradford Bettman, is proposing a one-story, ground-floor addition to an existing two-story historic single-family residence. The new 136 square foot addition would accommodate an expanded kitchen to serve the existing single-family residential use of the structure and includes replacement of existing nonhistoric features (e.g., a nonoriginal set of French doors with wood canopy) and two original windows on the east side of the structure.

The City retained Page & Turnbull, Inc. (Page & Turnbull), to conduct a Citywide Historic Resources Survey as part of ongoing work to update the Historic Preservation Ordinance and the Register of Historic Resources, a list of historically significant properties in the City. This work included the preparation of a Historic Resource Assessment (HRA) for the property, dated May 3, 2023 (see Attachment 3, Historic Resource Assessment). The HRA confirms that 415 Bush Street appears eligible for the National Register of Historic Places (NRHP) or California Register of Historic Resources (CRHR) under Criterion C/3, which applies to resources that embody distinctive characteristics of a type, period, or method of construction, specifically as an excellent local example of Tudor Revival architecture.

The historic status results in the requirement for a Historic Preservation (HP) Permit pursuant to Section 36.54.85 (Requirement of permit—Development review process) of the City Code. For

projects that propose alterations to buildings which are eligible for the NRHP or the CRHR, Section 36.54.90 (National and California Register properties) of the City Code further clarifies that the City Council shall determine whether to grant an HP permit and that the Council must find that the alteration is in substantial compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

ANALYSIS

General Plan

The site has a General Plan Land Use Designation of Low-Density Residential, which "allows for detached, single-family houses and similar uses compatible with a quiet living environment."

The proposed project is consistent with the General Plan designation, which allows for detached single-family homes and complies with the following General Plan policies:

LUD 6.1—Neighborhood character. Ensure that new development in or near residential neighborhoods is compatible with neighborhood character.

The project proposes to maintain the existing single-family residential use, which is compatible with the low-density residential character of the neighborhood. The addition uses materials that match the existing structure, including a textured stucco finish and wood-paneled gable ends, and materials featured in nearby single-family residences, such as the standing-seam metal roof chosen to differentiate the addition from the historic portions of the home.

LUD 11.1—Historical preservation. Support the preservation and restoration of structures and cultural resources listed in the Mountain View Register of Historic Resources, the California Register of Historic Resources, or the National Register of Historic Places.

The project proposes a one-story addition that is both differentiated and compatible with the existing historic single-family residence, with a proportion, scale, and exterior materials that maintain the historic resource in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation. The addition is designed such that it requires the demolition of portions of the east facade that were not original to the structure or that had been previously altered. Two original windows are proposed for removal to accommodate the addition but are not visible from the public right-of-way. The proposed addition will serve to match or complement the original characteristics of the building, and the historic resource maintains the features, design, and context that make it significant for its Tudor Revival architecture.

Zoning

The project site is located in the R1 (Single-Family) Zoning District, which is intended for detached, single-family dwellings, dual-urban opportunity developments, and similar and related uses compatible with a quiet living environment. The R1 Zoning District is consistent with the Low-Density Residential Land Use Designation of the General Plan.

The project proposes to maintain the existing single-family residential use, and the addition conforms with the R1 Zone Development Standards as shown in Table 1 below:

Table 1: Project Compliance with R1 Development Standards

Standard	Requirement	Proposed
Height	28' Maximum	12' to 8 1/2"
Wall Plate Height	15' Maximum	9' to 5"
Floor Area Ratio	0.42 Maximum	0.39
Front Setback	20' Minimum	No change
Interior Side Setback	5' Minimum	21' to 3"
Street Side	15' Minimum	No change
Rear Setback	20' Minimum	No change
Parking	Two spaces, at least one covered	No change
Landscaping	Minimum 50% of front yard	No change

While the proposed addition complies with the R1 development standards as illustrated above, the existing residence has a nonconforming streetside setback of approximately 9' when a setback of 15' is required. Typically, structures with nonconformities, such as a setback, would be required to comply with specific regulations to limit expansion of the nonconformity as set forth under Section 36.06.70 (Nonconforming uses and nonconforming structures), but the property's historic status allows for exemptions from these regulations for nonconforming structures pursuant to Section 36.54.80 (Incentives and benefits) of the City Code.

Proposed Site Plan

The proposed project includes a one-story, ground-floor addition to the existing two-story historic single-family residence. While the existing structure has a nonconforming street side setback, the addition is proposed within the required setbacks to the east side of the structure. The addition is setback approximately 21' from the interior side property line, 32' from the front property line, and 55' from the rear property line. At its proposed location, it will be screened from view by existing trees, shrubs, and a fence.

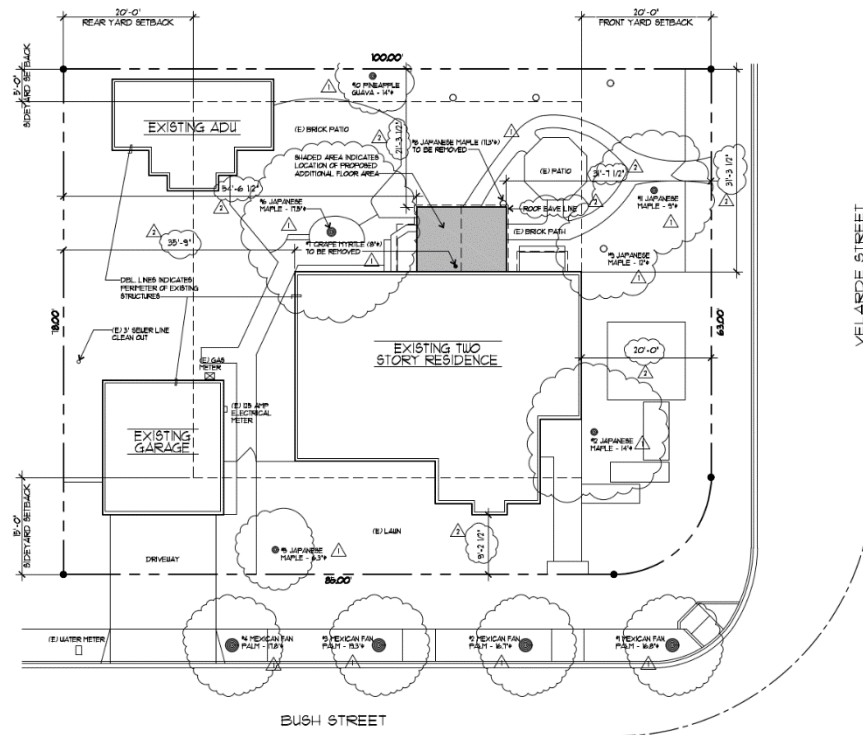


Figure 2: Site Plan

Architecture and Design

Building Design

The design of the proposed addition is intended to complement the historic single-family residence and retain the distinctive features of the structure, such as the steeply pitched and wood-shingled-gable roof, exterior stucco chimney, stucco, and faux half-timbered style cladding, dormer windows with shingle siding, wood-paneled gable ends, and curved bargeboards. The proposed addition includes material and detailing consistent with the building's historic nature, such as a semi-smooth English stucco finish, window frame details, and wood siding at the gable end. The addition will be differentiated from the historic resource through the use of a standing seam metal roof, the color of which was selected to complement the existing wood shingle roof.

Compliance with Secretary of the Interior's Standards

The existing historic single-family residence was originally built in 1935 in the Tudor Revival style as part of the development of Palmita Park, a subdivision in Mountain View, planned and built by the Minton Lumber Company. Several design modifications have been made throughout the building's history, including exterior modifications to the east facade in 1990, which consisted of

new French doors, an extension to a projecting roof feature and changes to windows. In 2000, a detached accessory dwelling unit (ADU) was constructed at the northeastern-most corner of the parcel. Finally, in 2003, alterations were made to the fenestration of the west facade facing Bush Street. Despite the modifications throughout the years, the structure is still eligible for the NRHP and CRHR.

Per Section 36.54.90 (National and California Register) of the City Code, the City Council shall determine whether the proposed project is in substantial compliance with the U.S. Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties. Typically, one set of standards (Preservation, Rehabilitation, Restoration, and Reconstruction) is chosen for a project based on the scope. For the purposes of this project, the Standards for Rehabilitation, which "acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character," are the appropriate standards for the proposed project's scope.

The applicant submitted an SOIS Compliance Analysis Memorandum prepared by Page & Turnbull, dated October 25, 2024 (see Attachment 4, SOIS Compliance Analysis Memo). Page & Turnbull's analysis concludes that the proposed project would not result in an adverse change to the historic resource and minimizes visual impacts to character defining features, or physical characteristics of the historic resource that convey its historical significance. The addition is designed such that it only requires the demolition of portions of the east facade, which is not visible from the public right-of-way and has been previously modified. The one-story addition is both differentiated and compatible with the existing historic single-family residence with a proportion, scale, and exterior materials that would maintain the historic resource in a manner consistent with the SOIS for Rehabilitation. As a result, the project will allow the historic home to continue to express the features, design, and context that make it significant for its Tudor Revival architecture.

For the reasons listed above, and with support from the SOIS Compliance Analysis Memorandum, staff recommends finding that the proposed project is in substantial compliance with the Secretary of Interior's Standards for the Treatment of Historic Resources.

ENVIRONMENTAL REVIEW

Staff recommends finding that this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331 ("Historic Resource Restoration/Rehabilitation"). This exemption applies to projects consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. According to CEQA Guidelines Section 15126.4(b)(1), if a project is in compliance with all 10 Standards for Rehabilitation (Attachment 4, SOIS Compliance Analysis Memo, pp. 15-18), the project's impacts "shall generally be considered mitigated below a level of significance and, thus is not significant." The proposed addition will complement the original characteristics of the existing building and

allow the historic structure to continue to express the features and elements that make it historically significant. The project complies with the Standards for Rehabilitation and Section 36.54.90 (National and California Register properties) of the City Code. Therefore, as currently designed, the project would not result in project-specific impacts and does not have the potential to cause a substantial adverse change to the historical resource as defined by CEQA or the City Code.

FISCAL IMPACT

The City's current share of the County of Santa Clara property taxes for the project site totals approximately \$1,570 per year for the General Operating Fund (GOF). If the proposed addition is approved, the City would receive approximately \$364 in additional property tax revenue once the addition is completed.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

SUBJECT TO THE LEVINE ACT

☒ Land development entitlements

For more information about the Levine Act, please see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html.

CONCLUSION

The project is consistent with the General Plan policies for neighborhood character and historic preservation and complies with the applicable R1 Zoning District standards. The project has been designed to maintain the historic single-family residence in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation by retaining character-defining features of the building while proposing a complementary addition that is differentiated from the original structure.

Staff recommends approval of the proposed project as the proposal promotes a well-designed development that is compatible and harmonious with the surrounding uses, and it would not result in any significant environmental impacts.

ALTERNATIVES

1. Approve the project with modified conditions of approval.
2. Deny the project and adopt findings for denial.

PUBLIC NOTICING

The City Council's agenda is advertised on Channel 26, and the agenda and this report appear on the City's website. All property owners and tenants within a 750' radius were notified of this meeting.

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MF-KP-DP-AB/1/CAM
832-04-08-25CR
204970

- Attachments:
1. Resolution for the Historic Preservation Permit
 2. Project Plans
 3. Historic Resource Assessment
 4. SOIS Compliance Analysis