This meeting was conducted utilizing teleconferencing software Zoom. This is consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

**CALL TO ORDER:** Chairperson McLauchlan called the meeting to order at 6:30 p.m.

**PRESENT:** Chairperson McLauchlan, Vice Chairperson Adamson, Board Members Cain and Jacobs

**ABSENT:** One vacancy pending appointment.

**STAFF PRESENT:** Wayland Li, Principal Planner
Bronwen Lacey, Senior Deputy City Attorney
Hang Zhou, Planner II
Trish Cordova, Recording Clerk
Maria Salinas, Recording Clerk

**APPROVAL OF MINUTES:** Vice Chairperson Adamson moved to approve minutes from the regular meeting of January 7, 2021. Board Member Jacobs seconded and motion carried unanimously.

**DISCLOSURES:** Chairperson McLauchlan visited the site for Item 1 (PLN2020-00125). Vice Chairperson Adamson had driven by the site for Item 1 on several occasions. Board Member Jacobs also had driven by the site for Item 1 on several occasions. Board Member Cain said that she had driven by the site on several occasions in the past.

**CONSENT CALENDAR** None

**PUBLIC/ORAL COMMUNICATIONS** None

**PUBLIC HEARING ITEMS**
Item 1. **MCDONALD’S MASTER SIGN PROGRAM AMENDMENT – 42800 Mission Boulevard – (PLN2020-00125)** – To consider Historical Architectural Review for modifications to an existing Master Sign Program for a McDonald’s restaurant located in the Mission San Jose Historical Overlay District in the Mission San Jose Community Plan Area, and to consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15311 Accessory Structures.

Principal Planner Wayland Li introduced the item and Project Planner Hang Zhou gave a brief presentation. Ms. Zhou then responded to questions from the Board regarding the addition of a clearance bar, the width of the planting area for the six-foot tall landscape screen and maintenance of said landscape.

Chairperson McLauchlan opened the public hearing and invited the applicant to speak.

Hala Ibrahim, Senior Project Manager with PM Design Group representing the applicant, spoke briefly to the project and offered further clarification to the incorporation of clearance bars for the two drive-thru lanes.

Chairperson McLauchlan closed the public hearing.

Vice Chairperson Adamson moved to approve staff recommendation and Board Member Cain seconded.

IT WAS MOVED (ADAMSON/CAIN) AND CARRIED BY THE FOLLOWING VOTE (4-0-0-0) THAT THE HISTORICAL ARCHITECTURAL REVIEW BOARD:

HELD PUBLIC HEARING;

AND

FOUND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PER GUIDELINE 15311 ACCESSORY STRUCTURES;

AND

FOUND THAT THE PROJECT IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY’S EXISTING GENERAL PLAN, ZONING ORDINANCE, AND THE MISSION SAN JOSE HISTORICAL OVERLAY DISTRICT AND DESIGN GUIDELINES, AS ENUMERATED WITHIN THE STAFF REPORT;

AND

APPROVED THE PROPOSED PROJECT IN ACCORDANCE WITH EXHIBIT “A,” SUBJECT TO THE CONDITIONS CONTAINED IN EXHIBIT “B” AND MAKE THE FINDINGS IN EXHIBIT “B”.


The motion carried by the following vote:
AYES: 4 – Adamson, Cain, Jacobs, McLauchlan
NOES: 0
ABSTAIN: 0
ABSENT: 0
RECEIVE: 0

MISCELLANEOUS ITEMS

Information from Commission and Staff:

• Information from staff, as reported by Principal Planner Wayland Li:

  o The regular meeting for March 4, 2021 will be cancelled, due to a lack of agenda items.
  o It is possible that the April 1, 2021 meeting will also be cancelled, due to a lack of agenda items. Confirmation will be forthcoming.
  o There were no updates regarding the vacancy on the board left by Theodore Bresler.

• Information from Commission: None

ADJOURNMENT

Meeting adjourned at 6:57 p.m.

APPROVED BY:

[Signature]

Wayland Li, Secretary
Historical Architectural Review Board