



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: May 29, 2008

COUNCIL DISTRICT: 6
S.N.I.: None

SUBJECT: CA08-001, Conservation Area Amendment to allow a seven-parcel expansion of the current boundaries of the Hanchett and Hester Park Conservation Area. The proposed amendment would result in addition of the following qualifying properties to the Historic Resources Inventory: 23, 26, 27, 28, 31, 34, and 36 Tillman Avenue.

RECOMMENDATION

The Planning Commission voted 6-0-1 (Commissioner Zito absent) to recommend that the City Council approve the proposed Conservation Area Amendment.

OUTCOME

Approval of the current item would complete the Conservation Area Amendment process for this project, which has been reviewed by the Historic Landmarks Commission and the Planning Commission. These seven properties would become part of the Hanchett and Hester Park Conservation Area and would be individually listed on the City of San Jose Historic Resources Inventory.

BACKGROUND

On May 28, 2008, the Planning Commission held a public hearing to consider this Conservation Area Amendment (please refer to the attached staff reports to the Planning Commission and the previous staff report to the Historic Landmarks Commission). The item appeared on the Consent Calendar section of the agenda. Staff recommended approval of the proposal. No one from the public spoke in support of, or against, the proposal.

ANALYSIS

The seven parcels that are the subject of the proposed Amendment are clearly shown, in their existing configuration, on the original 1906 tract map. Each of the seven houses was constructed between 1919 and 1936. Staff's analysis of the proposal concluded that the diverse architecture of this block appears to contribute to the historic value of the existing Conservation Area and to have historic value within the context of greater San Jose. Please refer to the Historic Landmarks

Commission staff report for a detailed discussion of the existing Hanchett and Hester Park Conservation Area and the currently proposed seven-parcel expansion of the Conservation Area's existing boundaries.

EVALUATION AND FOLLOW-UP

Not applicable.

POLICY ALTERNATIVES

The City Council could decline to approve the proposed Conservation Area Amendment. The Hanchett and Hester Park Conservation Area would retain its existing boundaries.

Pros: This alternative would not appear to confer any benefits, from a public policy perspective.

Cons: Because the houses are not currently listed on the Historic Resources Inventory, they could be substantially altered or demolished without Planning approval (only Building permits would be required). Potential future changes to the houses could adversely affect their historic integrity. However, because each of the seven properties has been evaluated and determined to be eligible for inclusion in the Historic Resources Inventory (HRI), the Historic Landmarks Commission could still opt to add any or all of these seven properties to the HRI as individual listings in the future.

Reason for not recommending: These seven properties have been evaluated and determined to be in keeping with the period and character of the other blocks within the existing boundaries of the Conservation Area. It is unknown why the seven structures were omitted when the Conservation Area was originally established. Adding these properties to the Conservation Area would further and promote the General Plan Urban Conservation/ Preservation Major Strategy, goals, and policies discussed below in the Fiscal/Policy Alignment section.

PUBLIC OUTREACH/INTEREST

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

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Although this item does not meet any of the above criteria, staff has followed Council Policy 6-30: Public Outreach Policy. Public hearing notices for the Historic Landmarks Commission hearing, Planning Commission hearing, and City Council hearing were published in a local newspaper, posted at 36 Tillman Avenue, and mailed to all property owners and tenants within 300 feet of the properties proposed to be added to the Conservation Area. Information about the proposed project and the associated public hearings has been made available through the Planning Division web site, and staff has been available to answer questions.

COORDINATION

This item has been coordinated with the City Attorney's Office.

FISCAL/POLICY ALIGNMENT

The proposed project is consistent with the San Jose 2020 General Plan's Urban Conservation/ Preservation Major Strategy, which addresses the preservation of historic resources as a strategy due to their inestimable character and interest. The proposal is also consistent with the Historic, Archaeological and Cultural Resources Goal to preserve historically significant structures and districts in order to promote a greater sense of awareness and community identity and to enhance the quality of urban living. More specifically, the proposed Conservation Area Amendment is consistent with the following Historic, Archeological and Cultural Resources Policies:

- "Because historically or archeologically significant sites, structures and districts are irreplaceable resources, their preservation should be a key consideration in the development review process."
- "Areas with a concentration of historically and/or architecturally significant sites or structures should be considered for preservation through the creation of Historic Preservation Districts."

COST SUMMARY/IMPLICATIONS

Not applicable.

BUDGET REFERENCE

Not applicable.

CEQA

Exempt, CA08-001.

Joseph Horwedel
JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions, please contact Sally Zarnowitz, Historic Preservation Officer, at 535-7834.