



**HISTORIC LANDMARKS COMMISSION
and
DESIGN REVIEW COMMITTEE
HEARING SYNOPSIS**

WEDNESDAY FEBRUARY 21, 2007

Special Session
12:00 p.m.
City Hall Tower, Room T-550
200 East Santa Clara Street
San Jose, CA

COMMISSION MEMBERS

**EDWARD JANKE, AIA, CHAIR
PATRICIA COLOMBE, VICE CHAIR
HELENE LAVELLE SCOTT CUNNINGHAM
DANA PEAK JUDY STABILE
ERIC THACKER**

**JOSEPH HORWEDEL, DIRECTOR
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

NOTICE TO THE PUBLIC

Good evening, my name is **Ed Janke**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to today's meeting. I will now call to order the February 21, 2007 meeting of the Historic Landmarks Commission and Design Review Committee. Please remember to turn off your cell phones and pagers.

If you want to address the Commission, **fill out a speaker card (located at the technician's station), and give the completed card to the technician. Please include the agenda item number for reference.**

The procedure for public hearings is as follows:

- After the staff report, *applicants may make a five-minute presentation.*
- Anyone wishing to speak in favor of the proposal should prepare to come forward. After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. *Each speaker will have two minutes.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

The procedure for referrals is as follows:

- Anyone wishing to speak on a referral should prepare to come forward. *Each speaker will have one minute.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Historic Landmarks Commission will comment on the referral item.

If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the table for your convenience.

AGENDA

ORDER OF BUSINESS

12:00 P.M. SPECIAL SESSION

SESSION I: HISTORIC LANDMARKS COMMISSION

1. ROLL CALL

2. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES

- a. [DRAFT ENVIRONMENTAL IMPACT REPORT \(D.E.I.R.\) FOR THE FLEA MARKET PROJECT, FILE NO. GP06-04-01 and PDC03-108.](#) General Plan Amendment and Planned Development Rezoning to change the land use designation of the site from Combined Industrial/Commercial on 24.3 acres to Transit Corridor Residential (20+ DU/AC) with a Flexible Land Use Boundary; to increase building height limit from 120 feet to 150 feet on a portion of the site south of Berryessa Road; and add a Major Collector roadway through the project site between Mabury and Berryessa Roads. The current Medium Density Residential (8-16 DU/AC) on 8 acres and Public Park/Open Space on 22.8 acres will remain unchanged. The Project includes a Planned Development Rezoning to allow up to 2,818 residential dwelling units and 365,622 square feet of commercial/industrial/office uses. The project site is a 120.3-acre site located on both sides Berryessa Road, just west of Union Pacific Railroad tracks, east of Coyote Creek and north of Mabury Road. Council District: 4.

Staff Recommendation:

Historic Landmarks Commission to provide comments and authorize the HLC Chair to sign a DEIR comment letter on behalf of the Commission, to the Director of Planning, Building and Code Enforcement.

Commissioner Peak stated that the Historic Report did not clearly state that the buildings on the site were associated with the site's events, nor did the report include enough factual information about the activities on the site during the period of significance to determine their significance within the context. She questioned whether the Flea Market was a Historic Resource.

Commissioners Colombe and Cunningham recommended the DEIR clarify the economic and cultural significance of the site during the period of significance as a casual market that provided small business opportunities. Colombe asked whether relocating the Flea Market could avoid or mitigate the impact of its demolition.

Chair Janke opened the public hearing. Judi Henderson stated that mitigation in the form of a book about the Flea Market should be required. Seeing no other speakers, Chair Janke then closed the public hearing. . Commissioner Stabile moved to support the “north-only development” project alternative identified in the Draft EIR as the HLC’s recommendation on the proposed project. Vice Chair Colombe moved to communicate, in the HLC’s comment letter on the Draft EIR, that the EIR should more fully explore the possibility of relocating the existing flea market operations to a new location off-site. Both motions passed, 5-0-2.

Please refer to the HLC’s comment letter on the Draft EIR for a more detailed account of the discussion that transpired at the 2/21/07 for this item.

3. PETITIONS AND COMMUNICATIONS

Public comments to the Historic Landmarks Commission on non-agendized items. Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Historic Landmarks Commission is limited to the following options:

1. Responding to statements made or questions posed by members of the public; or
 2. Requesting staff to report back on a matter at a subsequent meeting; or
 3. Directing staff to place the item on a future agenda.
- a. Public Comment

No public comments received.

4. GOOD AND WELFARE

a. Report from Committees

- City of San Jose BART extension project Design, Art & Architecture Review Committee (DAARC): Nomination of a member of HLC to participate in DAARC

Henry Servin made a presentation regarding the DAARC, on behalf of the City of San Jose Department of Transportation. By a 5-0-2 vote, the Commission appointed Chairman Janke to participate in DAARC as a representative of HLC.

5. ADJOURNMENT OF HISTORIC LANDMARKS COMMISSION HEARING

SESSION II: H.L.C. DESIGN REVIEW COMMITTEE

Committee Members:

Ed Janke, HLC Chair

Patricia Colombe, HLC Vice Chair

Scott Cunningham

All Present

Design Review Committee (DRC) meeting goal: Discuss project design conformance with City of San Jose Historic Design Guidelines, based on the Secretary of the Interior's Standards for the Treatment of Historic Properties

Projects for review (2/21/07):

One South Market (file no. PRE06-225). Comprehensive Preliminary Review to allow a 23-story high-rise building with up to 322 residential units, 8,990 square feet of ground floor retail space, and up to 440 parking spaces. The project location is an approximately 1.0-acre site at the southwest corner of Market Street and Santa Clara Street, adjacent to the Hotel Metropole Candidate City Landmark structure.

Representatives from Ankram Moisan Associated Architects made a presentation on behalf of the project proponents. Commissioner remarked that the proposed project does not appear to visually overpower the adjacent existing historic structures. Vice Chair Colombe expressed support for the proposed building materials (with the exception of spandrel glass), but stated that the project should have a better height-and-massing relationship with the adjacent structures. Chairman Janke described the project as a good example of how to place a tall building next to a much lower existing building, but expressed concern over colliding lines-of-proportion where the project would interface with the Metropole building. Commissioner Cunningham expressed interest in seeing more use of masonry on the building's pedestal and was unsupportive of the use of horizontal bands of decorative granite on some parts of the proposed building.

Chairman Janke opened the public hearing on the item. One member of the public, Judy Henderson, addressed the Commission. Ms. Henderson asked for clarification on the proposed number of stories (22) as being in compliance with FAA regulations. She also stated that a "parking garage"-type appearance should be avoided on Market Street. Further, she expressed concern about the appropriateness of the proposed townhouse units as a transition from the project to the Metropole building on a busy street such as Market. Chairman Janke then closed the public hearing and concluded discussion on the item.

Living Tomorrow (file no. PRE06-394). Comprehensive Preliminary Review for a proposed 22-story mixed-use building containing 258 residential units, 1,380 square feet of retail space, approximately 40,000 square feet of office space, and 221 structured parking spaces. The project location is an approximately 1.0-acre site at the southeast corner of S. First Street and E. San Fernando Street, adjacent to the Downtown Commercial National Register District.

Representatives from Skidmore, Owings, and Merrill LLP, the project architects, made a presentation on behalf of the project proponents.

Vice Chair Colombe was supportive of the project's proportional transition to the nearby historic district, but was concerned about the building's height, potential "coldness" of the proposed building materials, the degree to which the project would stimulate desirable pedestrian activity on San Fernando, and the potential use of the proposed metal mesh façade as a surface on which to hang multiple banner signs.

Commissioner Cunningham spoke favorably about the project's proportions, massing, and the confinement of vehicle functions to the site's interior. However, he expressed concern about the proposed metal mesh facades as a potential maintenance issue and as a possibly non-integral appearing, appendage-like building element. However, Chairman Janke expressed support for the metal mesh as promoting a modern appearance for the building in a way that would still appropriately co-exist with the adjacent historic district.

Chairman Janke opened the public hearing on the item. One member of the public, Judy Henderson, addressed the Commission. Ms. Henderson inquired as to the height of the proposed building on San Fernando (45 to 50 feet) and expressed her appreciation of the proposed concept and the project's compatibility with the adjacent historic district. Chairman Janke then closed the public hearing.

Vice Chair Colombe asked about the amount of public access that would be provided to the interior spaces of the proposed project. The project architects indicated that the general public would normally be unable to access most of the building, but some type of access may be possible during special events. Chairman Janke concluded discussion on the item.

2007 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
No Meeting in January		Regular Meeting	
January 17, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
January 26, 2007	12:00 p.m. – 4:30 p.m.	HLC Retreat	Room T-1654
February 7, 2007	6:00 p.m.	Regular Meeting	Room W118/119
February 21, 2007	12:00 p.m.	Special Meeting	Room T-550
February 21, 2007	12:45 p.m.	Design Review Subcommittee	Room T-550
March 7, 2007	6:00 p.m.	Regular Meeting	Room W118/119
March 21, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
April 4, 2007	6:00 p.m.	Regular Meeting	Room W118/119
April 18, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
May 2, 2007	6:00 p.m.	Regular Meeting	Room W118/119
May 16, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
June 6, 2007	6:00 p.m.	Regular Meeting	Room W118/119
June 20, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
No Meeting in July		Regular meeting	
No Meeting		Design Review Subcommittee	
August 1, 2007	6:00 p.m.	Regular Meeting	Room W118/119
August 15, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
September 5, 2007	6:00 p.m.	Regular Meeting	Room W118/119
September 19, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
October 3, 2007	6:00 p.m.	Regular Meeting	Room W118/119
October 17, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
November 7, 2007	6:00 p.m.	Regular Meeting	Room W118/119
November 21, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
December 5, 2007	6:00 p.m.	Regular Meeting	Room W118/119
December 19, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550

HISTORIC LANDMARKS AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/historic.asp>