



**HISTORIC LANDMARKS COMMISSION  
HEARING SYNOPSIS**

**WEDNESDAY JULY 11, 2007**

Regular Session

**6:00 P.M.**

**Council Wing, Room W120**  
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 **Pat Colombe**, and I am the Vice Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the July 11, 2007 meeting of the Historic Landmarks Commission. 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**

**6:00 PM SESSION**

**1. ROLL CALL**

*Chairman Janke absent.*

**2. DEFERRALS**

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

**The matter of deferrals is now closed.**

**3. CONSENT CALENDAR**

**NOTICE TO THE PUBLIC**

**The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.**

**a. APPROVAL OF THE JUNE 6, 2007 HISTORIC LANDMARKS COMMISSION SYNOPSIS.**

- b. [HPA01-007-01](#). Historic Preservation Permit Amendment to allow replacement of a non-historic awning and installation of exterior lighting on a City Landmark structure (HL81-018) located at the southeast corner of South Market Street and West San Carlos Street (302 S. Market Street). Sainte Claire Hotel LLC, owner/applicant. Council District: 3. S.N.I. Area: None. CEQA: Exempt.

**Staff Recommendation:**

Historic Landmarks Commission find that the proposed work conforms to the Secretary of the Interior's Standards and recommend approval to the Director of Planning.

**The Consent Calendar is now closed.**

*Request from Commissioner Cunningham to confirm that none of the awnings along the San Carlos Street are proposed to be removed and altered (confirmed).*

**CONSENT CALENDAR APPROVED (6-0-1, JANKE ABSENT)**

#### 4. PUBLIC HEARINGS

- a. [HP07-005](#). Historic Preservation Permit to allow rehabilitation of the circa-1907 East San Jose Carnegie Branch Library (City Landmark Structure No. HL77-010), including demolition of the existing approximately 5,500-square-foot 1980s-era addition and construction of a new approximately 8,500-square-foot addition. The project location is a 0.6-acre site at the southeast corner of S. 23rd Street and E. Santa Clara Street (1102 E. Santa Clara Street). City Of San Jose Library Department, applicant. Council District: 3. S.N.I. Area: Five Wounds/ Brookwood Terrace. CEQA: Exempt.

**Staff Recommendation:**

Historic Landmarks Commission find that the proposed work conforms to the Secretary of the Interior's Standards and recommend approval to the Director of Planning.

*Primary subjects of discussion included architectural compatibility between the existing historic Classic Revival-style building and the proposed modern addition, the quality of some of the proposed construction materials, setbacks from East Santa Clara Street, and the design and function of an alcove-like space separating the proposed new construction from the historic building on its East Santa Clara Street frontage.*

**A motion to find the proposed project inconsistent with the Secretary of the Interior's Standards failed (3-3-1, Peak, Lavelle, and Colombe opposed, Janke absent). A second motion to find it consistent with the Standards with increased setbacks failed (3-3-1, Peak, Lavelle, and Colombe opposed, Janke absent).**

- b. [HP07-004](#). Historic Preservation Permit to allow replacement and expansion of an existing detached one-car garage for a single-family house listed as a Contributing Structure to the Hensley Historic District (394 N. 3<sup>rd</sup> Street). Mary and Salvatore Palacios, owners/applicants. Council District: 3. S.N.I. Area: 13<sup>th</sup> Street. C.E.Q.A.: Exempt.

**Staff Recommendation:**

Historic Landmarks Commission find that the proposed work conforms to the Secretary of the Interior's Standards and recommend approval to the Director of Planning.

*Vice Chair Colombe requested that staff correct inconsistencies on the plans regarding dimensions of the proposed building. Commissioner Cunningham noted that the proposed setbacks were unclear and that the building materials may need to be modified in order to meet building code requirements. A motion was made to recommend approval,*

**STAFF RECOMMENDATION ADOPTED WITH THE PROVISIO THAT THE PLANS SHOULD BE MODIFIED AS NEEDED TO KEEP THE PROPOSED BOARD-AND-BATTEN SIDING WHILE STILL MEETING THE BUILDING CODE. (5-0-2; JANKE AND STABLE ABSENT)**

- c. [HP07-002](#). Historic Preservation Permit request to allow a new landscape design for renovation of Pellier Park, City Landmark HL77-4, on a 0.34 gross acre site located on the northeast corner of W. St. James and Terraine Streets (183 W. St. James Street) (City of San Jose). Council District 3. SNI: None. CEQA: Exempt.

**DROPPED (6-0-1, JANKE ABSENT)**

**5. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES**

- a. [PDC06-094](#). Planned Development Rezoning on a 4.4 gross acre site located at the southwest corner of Stockton Avenue and Cinnabar Street, to allow the development of up to 250 single-family attached residential units. The proposed Rezoning would allow for the demolition of all 11 industrial buildings on the subject site, including 381 Stockton Avenue, identified as eligible for listing as a Structure of Merit on the City of San Jose Historic Resources Inventory.

**Staff Recommendation:**

Historic Landmarks Commission to forward comment to the Planning Commission and City Council regarding the disposition of the identified Historic Resource.

*The primary discussion topics included the massing of the proposed buildings (3-4 stories, stepping down in height in the more sensitive locations) and the condition/usability of building #3, the former “Renegades” bar (historical consultant Matt Davis indicated it is in generally poor condition). The Commission also discussed that it would be desirable to include commemorative displays on the site regarding its significance in the canning industry.*

**Motion approved (6-0-1, Janke absent) to accept the proposed demolition of the structures with the following requirements to be implemented as part of the proposed project:**

- Further historical evaluation of Buildings 8, 9, 10, 11 (including DPR523A and B forms), and addition to the historic resources inventory
- Buildings 5,14, and 15 should be offered for salvage as part of the project
- On-site commemoration (Richmond-Chase and cannery activities)

**6. 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 comment items*

**7. GOOD AND WELFARE**

- a. **Report from the Redevelopment Agency**

- b. **Report from the Secretary**

- i) Status of Circulation of Environmental Review Documents

<http://www.sanjoseca.gov/planning/eir/>

- Parkview Towers SDEIR  
(bounded by E. St. John, N. First, Devine, and N. Second Streets)  
NOP distributed March 2006  
Circulation anticipated June 2007
- Coyote Valley Specific Plan (CVSP) DEIR  
Circulation Period ended June 29, 2007
- The Carlysle mixed-use high-rise (H07-008)  
(bounded by W. St. John St., N. Almaden Ave., Carlysle St., & Notre Dame St.)  
Initial Study Pending

- (ii) Status of HLC Recommendations on Referrals to City Council, Boards, Commissions, and Other Agencies

**Flea Market DEIR (File No. GP06-04-01/PDC03-108)**

April 24, 2007 EIR Certification Upheld, GP Amendment Approved  
May 30, 2007 Planning Commission: Rezoning deferred to July 18, 2007  
August 14, 2007 City Council Hearing: Rezoning  
(see attached CC Memorandum)

**Ballpark Study in the Diridon/Arena Area**

Vice Chair Colombe, HLC Representative  
February 28, 2007 Planning Commission Hearing, EIR Certified  
HRI additions anticipated

**PDC06-003**. Lowe's Home Improvement Warehouse. Planned Development rezoning from IP(PD) Industrial Park zoning district to A(PD) Planned Development zoning district, including proposed demolition of IBM Building 025

June 5, 2007 City Council Hearing: Ordinance approved (see attached Synopsis)

*HLC discussed the possible future uses of funding (surveys for potential historic resources or districts, etc.) of preservation-related funds that were agreed-to by the City and the applicant as part of the project.*

**PDC06-100.** Planned Development Rezoning including 744 Morse St. relocation  
PD Rezoning and PD Permit for relocation approved  
PD Permit for new construction to be referred to HLC DRC

- (iii) Fall 2007 Historic Landmarks Commission Retreat  
Tentative Date: October 12, 2007, 12:00 – 4:30 p.m.

**c. Report from Committees**

- History San Jose Collections Committee  
Commissioner Stabile, Liaison  
History San Jose Collections Tour
- Coyote Valley Specific Plan and Habitat Conservation Plan Advisory Committee  
Commissioner Cunningham, Liaison

*HLC would like to obtain an electronic copy of the public comments on the Draft EIR when they become available.*

- Japantown Survey Committee  
Commissioner Lavelle, Liaison  
June 19, 2007 Community Meeting, Northside Community Center  
Intensive Level Survey: City Council Acceptance anticipated August 2007
- Pellier Park Committee  
Commissioner Colombe, Liaison
- City of San Jose BART extension, Design, Art & Architecture Review  
Chair Janke, Liaison

**d. Report from Historic Landmarks Commission Subcommittees**

- Design Review Committee (DRC)  
Commissioners Janke, Colombe and Cunningham, members  
June meeting cancelled

**8. ADJOURNMENT**

## 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/DRC Subcommittee	Room T-550
March 7, 2007	6:00 p.m.	Regular Meeting	Room W118/119
March 21, 2007	12:00 p.m.	Special Meeting	Room T-550
April 4, 2007	5:00 p.m.	Special Session	Room T-332
April 4, 2007	6:00 p.m.	Regular Meeting	Room W118/119
April 18, 2007	12:00 p.m.	Design Review Subcommittee	No Meeting
May 2, 2007	5:30 p.m.	Regular Meeting (Early Start Time)	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
July 11, 2007	6:00 p.m.	Regular Meeting	Room W120
July 18, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
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>