

HISTORIC LANDMARKS COMMISSION

Meeting Report

August 5, 2009

ROLL CALL

PRESENT: Commissioners Colombe, Peak, Cohen, Jackson, Nunez

ABSENT: Abatecola

VACANCIES: One

STAFF: Environmental Principal Planner Akoni Danielsen, Historic Preservation Senior Planner John Davidson, Historic Preservation Planner Lori Moniz, Historic Preservation Planner Hadasa Lev, Deputy City Attorney Rosa Tsongtaatarii.

1. DEFERRALS

- a. **HP09-002:** Historic Preservation Permit to convert an existing single-family residence to a two-family residence, allow an addition to the rear of the building, additional windows and door to the side elevations, site improvements and demolition of an existing garage on a 0.145 gross acre site within the Hensley City Landmark Historic District, in the R-M Zoning District, located on the east side of N. Third Street, approximately 120 feet southerly of E. Empire Street (474 N. Third Street) (Constancia L. Marcos Trustee, Owner). Council District 3. SNI: 13th Street. CEQA: Exempt. *Project Manager, Hadasa Lev. Continued from 6/3/09.*

DEFERRED TO SEPTEMBER 2, 2009 PER APPLICANT'S REQUEST, APPROVED (5-0-1; ABATECOLA ABSENT).

2. CONSENT CALENDAR

None

3. PUBLIC HEARINGS

- a. **HP09-003** – Historic Preservation Permit to allow a rehabilitation of an existing non-contributing single-family residence in the Hensley Historic Landmark District including an addition to the front and rear of the structure, replacement of all non-original windows, doors and wood siding and the removal of an unpermitted

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accessory structure at the rear of a 0.06 gross acre site, in the R-M Zoning District, located at 235 Washington Street (Saeid Assadi, Owner). Council District 3. SNI: 13th Street. CEQA: Exempt. *Project Manager, Hadasa Lev.*

FOUND THAT THE PROPOSED WORK CONFORMS TO YOUR OLD HOUSE DESIGN GUIDELINES AND RECOMMENDED APPROVAL TO THE DIRECTOR OF PLANNING WITH THE CONDITION THAT ALL WINDOWS BE CLEARLY MARKED AS BEING WOOD AND THAT THE APPLICANT WORK WITH STAFF TO MAKE THE PROPOSED FRONT WINDOW MORE COMPATIBLE. (5-0-1; ABATECOLA ABSENT)

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

DIRECTOR OF PLANNING

- a. **Ordinance Revision:** Review and comment on a proposed ordinance amending Part 2 of Chapter 13.48 of title 13 (The Historic Preservation Ordinance) of the San José Municipal code, entitled “Designation,” to revise Section 13.48.110.C to allow the City Council greater discretion on whether to initiate the procedure for the designation of a landmark so nominated. CEQA: Not a Project. *Project Manager, Lori Moniz.*
Continued from 6/3/09.

REQUESTED THAT A DRAFT ORDINANCE BASED UPON THE OPTION PROPOSED BY STAFF BE BROUGHT TO THE COMMISSION FOR DISCUSSION. BASED ON THE INFORMATION AVAILABLE, THE COMMISSION EXPRESSED PREFERENCE FOR THE STAFF ALTERNATIVE STATING THAT IT ACHIEVED THE GOAL OF STREAMLINING THE PROCESS IN A MANNER THAT SEEMED FAIR, EFFICIENT AND OPEN TO THE PUBLIC.

REDEVELOPMENT AGENCY

None.

5. OPEN FORUM

- a. Summary of communications received by the Historic Landmarks Commission
HLC Correspondence

Invitation from he San José Women’s Club for August 9, 2009 to celebrate everyone who has helped to preserve the landmark clubhouse.

- b. Members of the public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. The Commission cannot engage in any substantive discussion or take any formal action in response to the public comment. The Commission can

only ask questions or respond to statements to the extent necessary to determine whether to (1) refer the matter to staff for follow-up; (2) request staff to report back on a matter at a subsequent meeting; or (3) direct staff to place the item on a future agenda. Each member of the public may fill out a speaker's card and has up to two minutes to address the Commission.

No one spoke.

6. GOOD AND WELFARE

a. Report from Secretary, Planning Commission, and City Council

(1) Distribution of By-laws.

The by-laws were distributed.

(2) Selection of Election Subcommittee

The HLC by-laws were suspended (Approved 5-1-0; Abatecola absent) to allow the selection of the subcommittee. Commissioners Cohen, Peak and Nunez were selected as members of the subcommittee.

(3) Distribution of Work Plan and selection of subcommittee members.

The selection of subcommittee members will take place after the new Chair and Vice-Chair have been selected.

(4) Excused absence for Commissioner Nunez for the October 7, 2009 meeting.

Approved 4-1-1; Abatecola absent, Nunez abstained

(5) Update to Commission regarding the Palomar Ballroom.

The Pending Adjustment for the commemoration will be placed on the September 2, 2009 HLC meeting agenda.

(6) Report on stakeholder meetings regarding historic preservation ordinance and procedures.

Staff discussed the July 22, 2009 meeting. The next meeting, planned for September, will be about the guidelines for the preparation of historic reports.

b. Commissioners' report from Committees:

(1) Design Review Subcommittee (Colombe, Cohen, and Peak)

Meets the 3rd Wednesday of the month as necessary

Synopsis for June 24, 2009 accepted

- (2) History San José Collections Committee (Jackson)
Meets the 2nd Thursday of every 3rd month at 12 noon
No Report
- (3) Japantown Survey Committee (Inactive)
No Report
- (4) GP Update Task Force Progress Report (Colombe)
 - (a) Discussion of General Plan 2020 Passages that address Historic Resources or might appropriately address Historic Resources.
Item continued to the September 2, 2009 Historic Landmarks Commission meeting. Comments need to be finalized during the October HLC meeting in order to provide them to the GP Update Task Force at their October 26, 2009 meeting.
- c. Review of 6/03/09 HLC Meeting Minutes
Minutes accepted.
- d. Status of Circulation of Environmental Review Documents
<http://www.sanjoseca.gov/planning/eir/>
The Notice of Preparation of a Draft Environmental Impact Report for the Envision San José 2040 General Plan Update was distributed to the Commission.
- e. 2008 - 2009 Fiscal Year Study Session Dates and Topics
 - (1) November 5, 2008 – Distinctive Neighborhood Program
 - (2) February 6, 2009 – HLC Retreat
 - (3) March 4, 2009 – Mid-Century Modernism (Part I)
 - (4) May 6, 2009 – Mid-Century Modernism (Part II)
 - (5) September 2, 2009 – Mid-Century Modernism (Part III)
 - (6) October 7, 2009 – Distinctive Neighborhood Program Update

ADJOURNMENT