

City Council Hearing

December 15, 2020



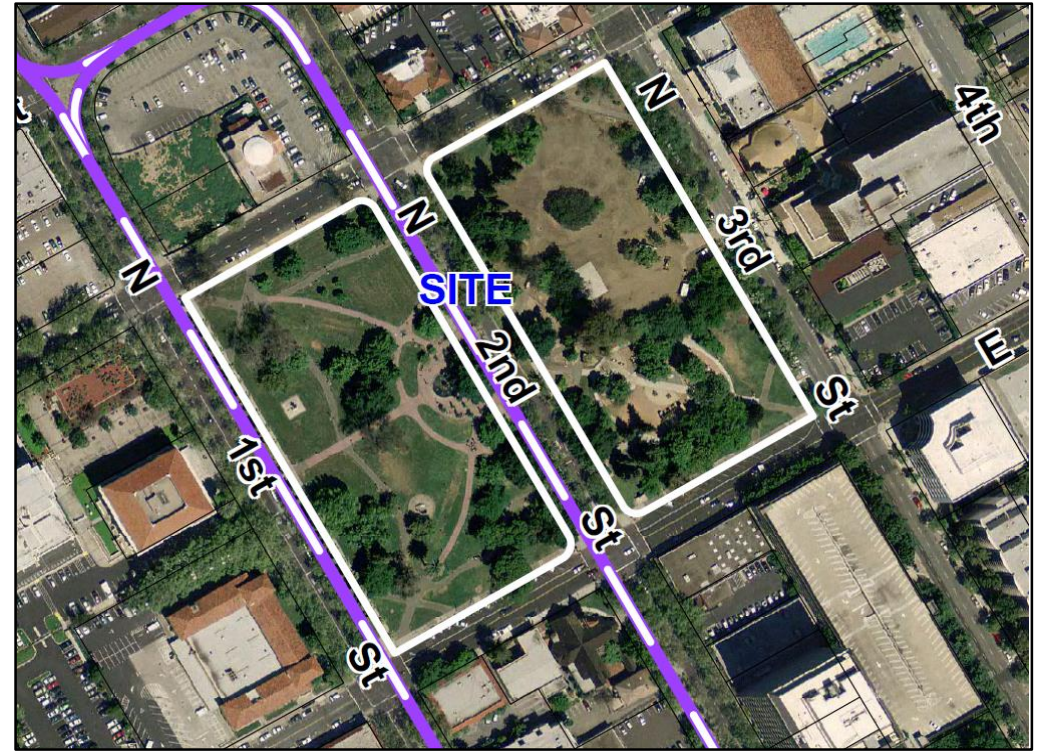
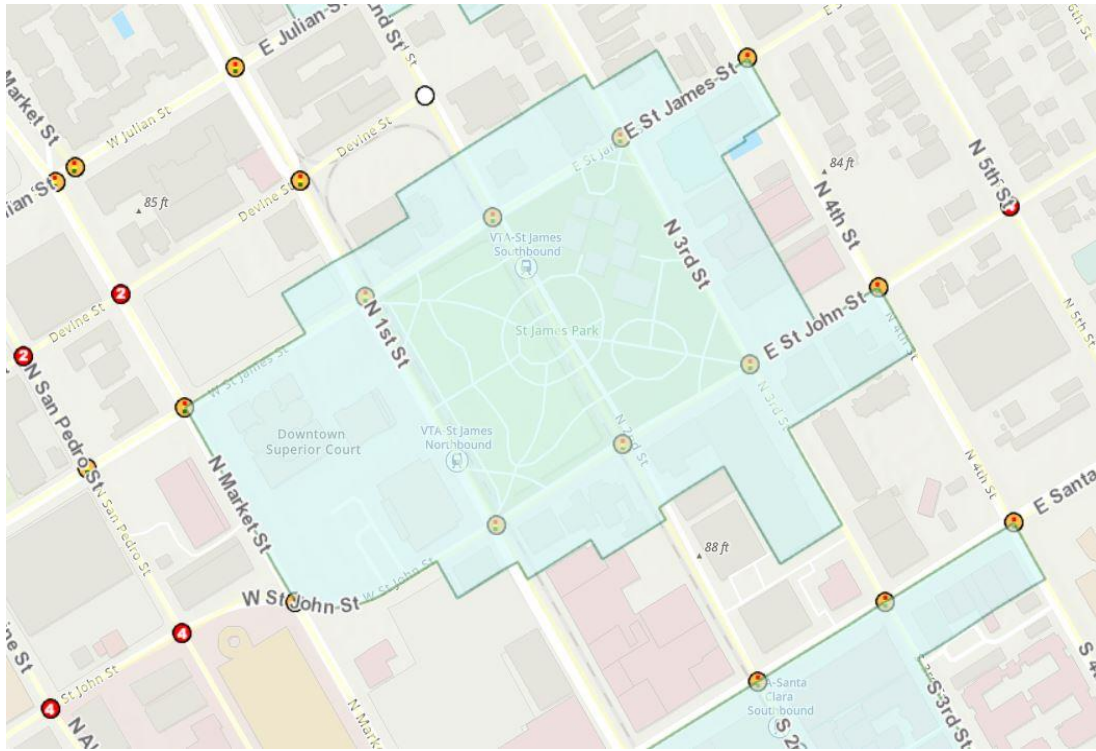
*Planning, Building and
Code Enforcement*

Item 10.2

HP19-008: De Novo Hearing on the Appeal of the Planning Director's Approval of Historic Preservation Permit HP19-008 for the St. James Park Capital Vision and Levitt Pavilion Project

Presenter: Rosalynn Hughey, Director, PBCE

St. James Square City Landmark Historic District



St. James Park Capital Vision and Levitt Pavilion Project



Background

- **Historic Landmarks Commission:**
 - June 1, 2016: Review & feedback on Notice of Preparation for the Public Project's Draft Environmental Impact Report (DEIR)
 - February 6, 2019: Informational update on Public Project
 - October 16, 2019: Review and feedback on historic preservation permit application (Design Review Committee)
 - June 3, 2020: Preliminary review and comments the DEIR for the Public Project and Historic Preservation Permit
 - October 7, 2020: Formal recommendation on the Historic Preservation Permit
- **Planning Directors Hearing** – Historic Preservation Permit:
 - October 21, 2020: Hearing continued to allow City Council to certify the Final EIR for the Public Project
 - October 28, 2020: Approved
- **City Council** – Public Project: Approved October 27, 2020
- **Appeal of Historic Preservation Permit:**
 - November 9, 2020, Sainte Claire Club
 - Project could damage existing historic elements
 - Project does not meet the San José Municipal Code Chapter 13.48.240 as it would be “detrimental” to a structure or feature of the park

Analysis

- Project requires a Historic Permit per Municipal Code because St. James Square Historic District is a City Landmark District, not because it is listed in the National Register
- Historic Analysis:
 - Determined the historic integrity of St. James Park would not be substantially degraded
 - Found the project to be substantially consistent with the Secretary of the Interior's Standards and the St. James Square Historic District Guidelines
 - Found the Project would not be detrimental to the St. James Square Historic District, as a City Landmark Historic District, and is consistent with the spirit and purposes of the Historic Preservation Ordinance

Historic Preservation Permit Findings

- The project preserves the park's location within the St. James Historic District and downtown San José;
- The project preserves and continues the site's historic use as a community park, while some of the individual uses within the park will be new or altered. Because the use of the park would continue to preserve the open space and public use of St. James Park, which is the center focal point of the St. James Park Historic District, the project is compatible with the Secretary of Interior's Standards for Rehabilitation;
- The project preserves significant character-defining features of St. James Park, the monuments and the historic focal point of the St. James Square Historic District;
- The project's design respects the historic design intent as a reinterpretation of St. James Park;
- The project differentiates its design from the original St. James Park design and represents modern materials and designs; and
- The project preserves the essential form and integrity of the park's history and the design is reversible.

Recommendation

- City Council adopt a resolution denying the permit appeal and approving, subject to conditions, Historic Preservation Permit, File No. HP19-008, for the St. James Park Capital Vision and Levitt Pavilion Project to allow physical and programmatic changes to St. James Park, a contributing property to the St. James Square City Landmark Historic District

Q&A / Discussion