



## **HISTORIC LANDMARKS COMMISSION AGENDA**

**Wednesday, May 7, 2025**

**Regular Meeting  
Commencing at 6:30 p.m.**

**City Hall Wing**

Wing Rooms 118, 119 & 120

First Floor, City Hall Wing

200 East Santa Clara Street

San José, California

### **Commission Members**

**Paul Boehm, Chair**

**Rachel Royer, Vice Chair**

**Harriett Arnold**

**Himat Baniwal**

**Lawrence Camuso**

**Steve Cohen**

**Sara Ghalandari**

**Christopher Burton, Director  
Department of Planning, Building & Code Enforcement**

## **How to submit written Public Comment before the Historic Landmarks Commission meeting:**

Send email to [planningsupportstaff@sanjoseca.gov](mailto:planningsupportstaff@sanjoseca.gov) by 1:00 p.m. the day of the meeting. Those emails will be attached to the item on the Agenda. Please identify the Agenda Item Number in the subject line of your email. Public correspondence received after 1:00 p.m. may not be considered by the Commission due to time constraints. Public comments received after 1:00 p.m. should be presented during the hearing.

## **How to observe the Meeting (no public comment)**

1. Online at <https://sanjoseca.zoom.us/j/83676017189> or
2. By Phone: (408) 638-0968. Webinar ID is 836 7601 7189. Alternative phone numbers are:  
US: +1 (213) 338-8477

## **How to request ADA accommodations or interpretation for the meeting**

To request an alternative format agenda under the Americans with Disabilities Act for City-sponsored meetings, events or printed materials, please call Support Staff at 408-535-3505 or 1-800-735-2992 (TTY), as soon as possible, but at least three business days before any meeting or event. Accommodations: Any member of the public who needs accommodations should email the ADA Coordinator at [ADA@sanjoseca.gov](mailto:ADA@sanjoseca.gov) or by calling (408) 535-8430. Language interpretation services are available at no cost for community members. Please contact [planningsupportstaff@sanjoseca.gov](mailto:planningsupportstaff@sanjoseca.gov) or call 408-535-3505 no less than one week prior to the meeting to request an interpreter.

Nhu cầu cho người khuyết tật được cung cấp theo yêu cầu. Email [ADA@sanjoseca.gov](mailto:ADA@sanjoseca.gov). Gọi (408) 535-8430. Các dịch vụ thông dịch ngôn ngữ được cung cấp miễn phí cho các thành viên trong cộng đồng. Vui lòng liên lạc tới [QuyHoach@sanjoseca.gov](mailto:QuyHoach@sanjoseca.gov) hoặc gọi số 408-793-4174 ít nhất một tuần trước cuộc họp để yêu cầu có thông dịch viên.

Adaptaciones para discapacitados serán proporcionadas a pedido. Mande correo electrónico [ADA@sanjoseca.gov](mailto:ADA@sanjoseca.gov). Llame (408) 535-8430. Los miembros de la comunidad pueden recibir servicios de interpretación gratuitos. Comuníquese con [OficinadePlanificacion@sanjoseca.gov](mailto:OficinadePlanificacion@sanjoseca.gov) o llame al 408-793-4100 para solicitar servicios de interpretación al menos una semana antes de la reunión.

應要求提供殘疾人便利設施。電子郵件 [ADA@sanjoseca.gov](mailto:ADA@sanjoseca.gov)。致電 (408) 535-8430。社區成員可以獲得免費的口譯服務。請至少在會議前一周聯繫 [planningsupportstaff@sanjoseca.gov](mailto:planningsupportstaff@sanjoseca.gov) 或致電 408-535-3505 申請口譯服務

## **THE LEVINE ACT**

[The Levine Act](#) requires a Party in a Proceeding before the City of San José that involves any action related to their contract, license, permit, or use entitlement to disclose any campaign contributions to City elected or appointed officials totaling more than \$500 within the 12 months prior to the City decision. A Participant to a Proceeding may voluntarily report a campaign contribution on the form located on [the Levine Act webpage](#).

## NOTICE TO THE PUBLIC

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 of the proposal should prepare to come forward.
- Generally, each speaker will be given up to two minutes for public testimony, and speakers using a translator will have up to four minutes. At the discretion of the Chair, the time allotted to each speaker may be changed depending on the number of items on the agenda, number of speakers, and other factors. Speakers using a translator will have double the time allotted.
- After the public testimony, the applicant may make closing remarks for up to an additional five minutes.
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Chair will then close the public hearing.
- The public hearing will then be closed, and the Historic Landmarks Commission will take action on the item. The Commission may request staff to respond to the public testimony, ask staff questions, and discuss the item.

### **The procedure for referrals is as follows:**

- After the staff report, **applicants may make a five-minute presentation.**
- Anyone wishing to speak on a referral 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 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. All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Planning, Building and Code Enforcement at San José City Hall, 200 E. Santa Clara Street, 3<sup>rd</sup> Floor Tower, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body.

**AGENDA**  
**ORDER OF BUSINESS**

**WELCOME**

**ROLL CALL**

**INTRODUCTION OF NEW PLANNING DEPUTY DIRECTOR, MANIRA SANDHIR**

**HISTORIC PRESERVATION MONTH 2025 PROCLAMATION**

**1. DEFERRALS**

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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.

**No Items**

**2. CONSENT CALENDAR**

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Notice to the public: There will be no separate discussion of individual Consent Calendar items as they are considered to be routine and will be adopted by one motion. If a member of the Commission requests debate, separate vote or recusal on a particular item, that item may be removed from the Consent Calendar by the Chair and considered separately. The public may comment on the entire Consent Calendar and any items removed from the Consent Calendar by the Chair. Staff will provide an update on the consent calendar. If anyone in the audience wishes to speak on one of these items, please make your request at this time.

**No Items**

**3. PUBLIC HEARINGS**

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**No Items**

**4. PLANNING REFERRALS**

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- a. **File Nos. H24-050 & ER24-220:** Site Development Permit to allow two development options: Option A to allow the construction of a 21-story mixed residential and commercial building as approved under H20-037; Option B to allow the construction of two 27~28-story mixed residential and commercial buildings with 10,697 square feet of ground floor retail space and 768 residential units, and five levels of underground parking and loading with extended construction hours on an approximately 1.25-gross acre site located at 35 South Second Street.

*PROJECT MANAGERS, ANGELA WANG AND KARA HAWKINS*

**Recommendation:** Provide comments on the compatibility of the design of the Fountain Alley Project (H24-050 & ER24-220) located at 35 South Second Street with the San José Downtown Commercial National Register Historic District under San José Municipal Code Section [20.70.110\(c\)](#) and the “Early Referral” City Council Policy on the Preservation of Historic Landmarks.

## 5. GENERAL BUSINESS

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- a. **Adaptive Reuse Incentive Committee:** Discuss potential Ad Hoc Adaptive Reuse Committee and establish committee and members if the Historic Landmarks Commission determines such committee is needed. *Deferred from 3/5/25 and 4/2/25.*

**PROJECT MANAGER:** DANA PEAK EDWARDS

**Recommendation:** Discuss potential Ad Hoc Adaptive Reuse Committee and establish committee and members if the Historic Landmarks Commission determines such committee is needed.

## 6. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS, OR OTHER AGENCIES

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No Items

## 7. OPEN FORUM

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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.

## 8. GOOD AND WELFARE

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- a. **Report from Secretary, Planning Commission, and City Council**
- b. **Report from Committees**
- i. [Design Review Subcommittee: Report on April 17, 2025 meeting. The next meeting is scheduled for Thursday, May 15, 2025 at 11:00 a.m.](#)
- c. **Approval of Action Minutes**
- i. **Recommendation:** [Approval of Action Minutes for the Historic Landmarks Commission Meeting of March 5, 2025.](#) *Deferred from 4/2/25.*
- d. **Status of Circulating Environmental Documents**

**ADJOURNMENT**

# CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

## 1. Public Meeting Decorum:

- a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

## 2. Signs, Objects or Symbolic Material:

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
  - No objects will be larger than 2 feet by 3 feet.
  - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
  - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:

- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
- b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
- c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
- d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
- e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
- f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
- g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.