CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

HISTORIC LANDMARKS COMMISSION AGENDA

Wednesday, October 7, 2026

Regular Meeting
Commencing at 6:30 p.m.

Hybrid Meeting
City Hall Wing
Wing Room 118, 119 & 120
First Floor, City Hall Wing
200 East Santa Clara Street
San José, California
Virtually - https://sanjoseca.zoom.us/j/83676017189

Commission Members

Rachel Royer, Chair
Sara Ghalandari, Vice Chair
Himat Bainiwal
Lawrence Camuso
Steve Cohen
Jimi Kogura

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

How to observe the Meeting

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 submit written Public Comment before the Historic Landmarks Commission meeting:

Send email to 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.

Accommodations

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 or by calling (408) 535-8430. Language interpretation services are available at no cost for community members. Please contact 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. 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 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. Llame (408) 535-8430. Los miembros de la comunidad pueden recibir servicios de interpretación gratuitos. Comuníquese con 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. 致電 (408) 535-8430. 社区成员可以获得免费的口译服务。 请至少在会议前一周联系 planningsupportstaff@sanjoseca.gov 或致电 408-535-3505 申请口译服务

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. For more information, visit: https://www.sanjoseca.gov/your-government/appointees/city-clerk/levine-act

SUMMARY OF HEARING PROCEDURES

To speak in-person: 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.

To speak online: Please raise your hand on Zoom to indicate to staff that you would like to provide a comment when the opportunity is announced. You will be called on verbally and permitted to unmute to speak for the timeframe allotted. The procedure for this hearing is as follows:

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, 3rd 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

1. 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.

For members of the public who joined by teleconference and wish to speak on one of these items individually, please use the 'raise hand' feature in Zoom or press *9 on your phone to raise a hand to speak.

No Items

2. CONSENT CALENDAR

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.

For members of the public who joined by teleconference and wish to speak on one of these items individually, please use the 'raise hand' feature in Zoom or press *9 on your phone to raise a hand to speak.

No Items

3. PUBLIC HEARING

a. **HL26-002 & MA26-001:** Application for designation of the Kogura Company Building as a City Landmark of special historical, architectural, cultural, aesthetic, or engineering interest or value of a historic nature. Application for Historical Property (Mills Act) Contract between the City of San José and the property owner for 231 Jackson Street (Richard, Cindy and Carolyn Kogura, Owners). Council District: 3. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15331 for Historical Resources and Rehabilitation. ***PROJECT MANAGER,*** *RINA SHAH*

Staff recommends that the Historic Landmarks Commission recommend the City Council all of the following actions:

1. Adopt a resolution designating 231 Jackson Street (Kogura Company Building) as a City Landmark of special historical, architectural, cultural, aesthetic, or engineering interest or value of a historic nature.
2. Adopt a resolution approving the Historical Property (Mills Act) Contract for 231 Jackson Street between the City of San José and property owners Richard, Cindy and Carolyn Kogura, Owners.

b. **HL26-004 & MA26-003:** Application for designation of the Kow Kee Sixplex as a City Landmark of special historical, architectural, cultural, aesthetic, or engineering interest or value of a historic nature. Application for Historical Property (Mills Act) Contract between the City of San José and the property owner for 605 North 6th Street. (Richard, Cindy and Carolyn Kogura, Owners). Council District: 3. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15331 for Historical Resources and Rehabilitation.
PROJECT MANAGER, *RINA SHAH*

Staff recommends that the Historic Landmarks Commission recommend the City Council all of the following actions:

1. Adopt a resolution designating 605 North 6th Street (Kow Kee Sixplex) as a City Landmark of special historical, architectural, cultural, aesthetic, or engineering interest or value of a historic nature.
2. Adopt a resolution approving the Historical Property (Mills Act) Contract for 605 North 6th Street between the City of San José and the property owners Richard, Cindy and Carolyn Kogura, Owners.

c. **HL26-005 & MA26-005:** Application for designation of the William F. Serpa Plumbing buildings as a City Landmark of special historical, architectural, cultural, aesthetic, or engineering interest or value of a historic nature. Application for Historical Property (Mills Act) Contract between the City of San José and the property owner for 495-497 North 13th Street and 580-584 East Empire Street. (Lawrence M. Camuso Trust, Owner). Council District: 3. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15331 for Historical Resources and Rehabilitation.
PROJECT MANAGER, *DANA PEAK EDWARDS*

Staff recommends that the Historic Landmarks Commission recommend the City Council all of the following actions:

1. Adopt a resolution designating 495-497 North 13th Street and 580-584 East Empire Street as a City Landmark of special historical, architectural, cultural, aesthetic, or engineering interest or value of a historic nature.
2. Adopt a resolution approving the Historical Property (Mills Act) Contract for 495-497 North 13th Street and 580-584 East Empire Street between the City of San José and property owner Lawrence M. Camuso Trust.

d. **MA26-004:** Application for Historical Property (Mills Act) Contract between the City of San José and the property owner (233 West Santa Clara LLC) for 233 West Santa Clara Street (Hotel De Anza), a designated City Landmark . Council District: 3. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15331 for Historical Resources and Rehabilitation.
PROJECT MANAGER, *DANA PEAK EDWARDS*

Staff recommends that the Historic Landmarks Commission recommend the City Council all of the following actions:

1. Adopt a resolution approving the Historical Property (Mills Act) Contract for 233 West Santa Clara Street (Hotel De Anza) between the City of San José and property owner 233 W Santa Clara LLC.

4. PLANNING REFERRALS

No Items

5. GENERAL BUSINESS

No Items

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

No Items

7. OPEN FORUM

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.

For members of the public who joined by teleconference and wish to speak on one of these items individually, please use the 'raise hand' feature in Zoom or press *9 on your phone to raise a hand to speak.

8. GOOD AND WELFARE

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

   i. Verbal update on the status of Planning approvals by the City Council, Planning Commission and Planning Director of projects with a historic resource component.

   ii. Summary of communications received by the Historic Landmarks Commission.

   iii. Demolition definition for historic properties (PP26-003)

   iv. Next Historic Landmarks Commission Meeting will be held on November 4, 2026, San Jose City Hall, Wing Rooms 118-120.

b. **Report from Committees**

   i. Design Review Subcommittee:

      1) No meeting held on September 17, 2026. The next meeting is scheduled for Thursday October 15, 2026, at 11:00 a.m.

c. **Approval of Action Minutes**

   i. **Recommendation:** Approve Action Minutes for the Historic Landmarks Commission Meeting of August 5, 2026.

d. **Status of Circulating Environmental Documents**

ADJOURNMENT

The City of San José is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public. The City Code of Ethics may be viewed on-line at https://www.sanjoseca.gov/home/showdocument?id=11915.

You may speak to the Commission about any discussion item that is on the agenda, and you may also speak during Public Comments on items that are not on the agenda and are within the subject matter jurisdiction of the Commission. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during Public Comments. Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the Commission unless listed on the agenda, which has been posted not less than 72 hours prior to meeting.

Agendas, Staff Reports and some associated documents for the Commission items may be viewed on the Internet at http://www.sanjoseca.gov/hlc .

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 view by clicking the link associated specifically to documents on this agenda, at the same time that the public records are distributed or made available to the legislative body. Any draft resolutions posted on the Internet site or distributed in advance of the Historic Landmarks Commission meeting, may not be final documents. Contact the Planning Support Staff at planningsupportstaff@sanjoseca.gov for the final document. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting, where those contracts, ordinances and resolutions will be considered, may not be the final documents approved by the City Council. Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for the final document. On occasion the Commission may consider agenda items out of order.

If you have any agenda questions, please contact Support Staff at (408) 535-8517 or email PlanningSupportStaff@sanjoseca.gov. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

On occasion, the Commission may consider agenda items out of order.

The Historic Landmarks Commission meets every month at 6:30 p.m., with special meetings as necessary. If you have any questions, please direct them to the Commission staff. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

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.