

Edward Saum— Chair
Harriett Arnold
Stephen Polcyn
Rachel Royer

Paul Boehm —Vice Chair
Eric Hirst
Anthony Raynsford

AMENDED

REGULAR MEETING AGENDA

6:30 p.m.

November 6, 2019

San José City Hall
Wing Room 120

I. Deferrals

- a. **MA19-004.** Historical Property Contract (California Mills Act contract) for Smith House between the City of San José and the owners of the subject property. Council District 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15331 for Historical Resource Restoration/Rehabilitation.

PROJECT MANAGER, Rina Shah

Recommendation: Deferred to the December 4, 2019 Historic Landmarks Commission meeting per staff request.

- b. **H19-019.** Site Development Permit for the “Kelsey Ayer” project including demolition of a non-historic commercial buildings and construction of a new six-story, 115-unit multi-family development on an approximately 0.47-gross acre site at 447 North First Street and surrounded by many historic resources. Council District 3.

PROJECT MANAGER, Stefanie Farmer

Recommendation: Dropped per Staff request.

II. Consent Calendar

III. Public Hearing

- a. **H16-042 & HP17-003.** Site Development Permit and Historic Preservation Permit to allow the construction of a 24-story, 274-room hotel, integrated with the Montgomery Hotel, a designated City Landmark, with off-site parking on an approximately 0.58-gross acre site property located on the westerly side of South 1st Street approximately 340 northerly of West San Carlos Street (211 South 1st Street) (Khanna Enterprises LTD III LP, Owner). Council District: 3. CEQA: Supplemental Environmental Impact Report to the Final Environmental Impact Report for the Downtown Strategy 2040 (Resolution No. 78942), for San Jose Tribute Hotel. Deferred from 10/2/19.

PROJECT MANAGER, John Tu

Recommendation: Recommend that the Planning Director approve the Site Development Permit and Historic Preservation Permit.

- b. **HL19-004 & MA19-002.** Historic Landmark Nomination to designate “Filice House” built in 1939 in the English Tudor Revival style as a City Landmark and Historical Property Contract (California Mills Act contract) between the City of San José and the owners of the subject property on an approximately 0.15-gross acre site located at 1651 Hanchett Avenue (Taylor and Justin Buzzard, Owners). Council District 6. CEQA: Exempt pursuant to CEQA Guidelines Section 15331 for Historical Resource Restoration/Rehabilitation.

PROJECT MANAGER, *Rina Shah*

Recommendation: Recommend that the City Council approve the Historic Landmark Designation and Mills Act Contract.

- c. **MA19-005.** Historical Property Contract (California Mills Act contract) between the City of San José and the owners of the subject properties (12 S First Street, LLC) for the preservation, restoration, and rehabilitation of the designated “Bank of Italy” City Landmark (HS84-27). Council District 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15331 for Historical Resource Restoration/Rehabilitation.

PROJECT MANAGER, *Rina Shah*

Recommendation: Recommend that the City Council approve the Mills Act Contract.

IV. Referrals from City Council, Boards, Commissions, or other Agencies

- V. 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. Meeting attendees are usually given two (2) minutes to speak on any discussion 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. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Committee, Board or Commission.)*

VI. Good and Welfare

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

- i. Past Agenda Items: No items.
- ii. Future Potential Agenda Items: Sobrato Block 8 (H19-033), Fountain Alley Building (HP19-007), Google Project.
- iii. Summary of communications received by the Historic Landmarks Commission.

b. Report from Committees

- i. Design Review Subcommittee: Meeting held on October 16 to review the Saint James Park Improvement Plan and the Our Lady of La Vang Parish Church project.

c. **Approval of Action Minutes**

- i. **Recommendation:** Approval of Action Minutes for the Historic Landmarks Commission Meeting of October 2, 2019.

d. **Status of Circulating Environmental Documents**

Notice of Preparation of an Environmental Impact Report for GP19-009, PDC19-039, and PD19-029, the Downtown West Mixed-Use Plan (Google Project). EIR Scoping comments due November 22, 2019 and Scoping Meeting on November 7, 2019.

<http://www.sanjoseca.gov/index.aspx?nid=6468>.

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.

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/index.aspx?NID=5298>.

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 Office of the City Clerk, 200 East Santa Clara Street, 14th Floor, San José, California 95113, at the same time that the public records are distributed or made available to the legislative body. Any draft resolutions or other items posted on the Internet site or distributed in advance of the commission meeting may not be the final documents approved by the commission. Contact the Office of the City Clerk for the final document.

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.

To request an accommodation or alternative format under the Americans with Disabilities Act for City-sponsored meetings, events or printed materials, please call (408) 535-1260 as soon as possible, but at least three business days before the meeting.

Please direct correspondence and questions to:

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