



HISTORIC LANDMARKS COMMISSION

AGENDA

December 4, 2019

Regular Meeting

6:30 p.m.

Wing Room 120

200 East Santa Clara Street

San José, CA 95113

Commission Members

Edward Saum, Chair

Paul Boehm, Vice Chair

Harriett Arnold

Anthony Raynsford

Stephen Polcyn

Rachel Royer

Eric Hirst

Rosalynn Hughey, Director

Department of Planning, Building & Code Enforcement

Note

To request an accommodation for City-sponsored meetings or events or an alternative format for printed materials, please call Support Staff at 408-535-3505 or 408-294-9337 (TTY) as soon as possible, but at least three business days before any meeting or event. If you requested such an accommodation, please identify yourself to the technician seated at the staff table. If you did not call in advance and do now need assistance, please see the technician.

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 in favor of the proposal should prepare to come forward. After the proponents speak, anyone wishing to speak in opposition 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 Commission will then close the public hearing.
- *The Historic Landmarks Commission will take action on the item.*

The procedure for referrals is as follows:

- 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.

- 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: Dropped and to be noticed at a later date per staff request.

2. CONSENT CALENDAR

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time

- a. **HP19-002 & H19-009, Reed District.** Historic Preservation Permit and Site Development Permit to allow the conversion of a 3,647-square foot single-family residence to a 5,548-square foot duplex (basement addition), with an addition of 181 square feet to the rear second-story and attic, for a property listed on the City's Historic Resources Inventory as a Contributing Structure and a Structure of Merit in the Reed City Landmark District and in the R-M Multiple Residence Zoning District, on a 0.14-gross acre site.

PROJECT MANAGER, Rina Shah

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

3. PUBLIC HEARINGS

- a. **HP19-003 & H19-018, Hensley District.** Historic Preservation Permit to allow the demolition of a 348-square foot non-historic rear addition and new addition of two attached residential units to the rear, totaling approximately 2,655 square feet, for an existing single-family residence, listed as a contributing structure on the City's Historic Resources Inventory in the Hensley City Landmark District and the Hensley National Register District, and removal of two ordinance-size trees on a 0.22-gross acre site in the R-M Multiple Residence Zoning District.

PROJECT MANAGER, Rina Shah

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

- b. **H19-033.** Site Development Permit to allow the construction of a 20-story commercial building with approximately 16,372 square feet of commercial retail and approximately 568,286 square feet of commercial office on an approximately 1.49-gross acre site. Council District 3.

PROJECT MANAGER, Stefanie Farmer

Recommendation: No recommendation. Provide comments under the "Early Referral" Policy on the Preservation of Landmarks.

- c. **H19-041, HP19-007 & T19-035.** Site Development Permit to allow demolition of an existing 5,870-square foot building (formerly Lido Nightclub, 30 S. 1st Street), removal of an adjacent 7,355-square foot surface parking lot (26 S.1st Street), and the construction of a new 6-story, mixed-use building consisting of ground-floor commercial, five stories of office space, and a rooftop bar/restaurant; an Historic Preservation Permit for the rehabilitation and adaptive reuse of a City Landmark (Knox-Goodrich Building, 36 S. 1st Street); and a Tentative Map to merge three lots, under separate ownership, on an approximately 0.34-gross acre project site. Unique project factors include: Proposed 100% reduction in required vehicle parking and a request to exceed the 60-foot height guideline in the San Jose Downtown Historic District Guidelines.

PROJECT MANAGER, Maira Blanco

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

- d. **Annual Work Plan.** Discuss the annual historic preservation Work Plan. Review the prior year Certified Local Government (CLG) report.

PROJECT MANAGER, JULIET ARROYO, HISTORIC PRESERVATION OFFICER

Recommendation: Staff recommends that the Historic Landmarks Commission review last year's CLG Report and discuss this year's Work Plan.

Attachment: GLG Report: October 1, 2017 to September 30, 2018

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

No Items

5. 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.

6. GOOD AND WELFARE

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

- i. Past Agenda Items: No items.
- ii. Future Potential Agenda Items: Google Project, Station Area Plan.
- iii. Summary of communications received by the Historic Landmarks Commission.

b. **Historic Preservation Officer:** Staff assistance to the Historic Landmarks Commission.

c. **Report from Committees**

- i. Design Review Subcommittee: No meeting held on November 20, 2019.

d. **Approval of Action Minutes**

- i. **Recommendation:** [Approval of Action Minutes for the Historic Landmarks Commission Meeting of November 6, 2019.](#)

e. **Status of Circulating Environmental Documents**

No Items

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.

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)

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.