



# **HISTORIC LANDMARKS COMMISSION AGENDA**

## **Action Minutes**

**Wednesday, September 3, 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**

**Rachel Royer, Chair**

**Sara Ghalandari, Vice Chair**

**Harriett Arnold**

**Himat Baniwal**

**Lawrence Camuso**

**Steve Cohen**

**Christopher Burton, Director**

**Department of Planning, Building & Code Enforcement**

# AGENDA

## ORDER OF BUSINESS

### WELCOME

### ROLL CALL

*The meeting was called to order at 6:35 p.m.*

### PRESENTATION OF COMMENDATION TO PAUL BOEHM

*A commendation was presented by Chair Royer to Paul Boehm for his seven years of service on the Historic Landmarks Commission. Speakers were Paul Boehm, Karina Castro (District 6 Councilmember Mulcahy's Office) Commissioner Arnold, Vice Chair Ghalandari, Commissioner Bainiwal, Chair Royer and Dana Peak Edwards.*

**PRESENT:** *Chair Royer, Vice Chair Ghalandari, and Commissioners Arnold, Bainiwal and Cohen.*

**ABSENT:** *Commissioner Camuso*

### 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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Generally, the Public Hearing items are considered by the Historic Landmarks Commission in the order in which they appear on the agenda. However, please be advised that the Commission may take items out of order to facilitate the agenda, such as to accommodate significant public testimony, or may defer discussion of items to later agendas for public hearing time management purposes. If anyone in the audience wishes to speak on one of these items, please make your request at this time.

- a. **HP25-001:** Historic Preservation Permit to allow the construction of one new two-story building with six dwelling units on a vacant, approximately 0.16-gross-acre lot in the Hensley City Landmark District, located at 445 North Sixth Street. (ALDN Ventures, LLC, Owner). Council District: 3. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303(b) for New Construction of Small Structures.

**PROJECT MANAGER, Jason Lee**

**RECOMMENDATION: STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE PLANNING DIRECTOR THAT THE:**

- 1. CONSIDER AN EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES**

**SECTION 15303(B) FOR NEW CONSTRUCTION OF SMALL STRUCTURES; AND**

- 2. FIND THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE CITY LANDMARK DISTRICT AND WILL BE CONSISTENT WITH THE SPIRIT AND PURPOSES OF THE HISTORIC PRESERVATION ORDINANCE; AND**
- 3. RECOMMEND APPROVAL OF THE HISTORIC PRESERVATION PERMIT FILE NO. HP25-001 TO THE DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT.**

*Chair Royer introduced the item.*

*Jason Lee, Project Manager, provided a brief background and introduction to the project and introduced the project applicant.*

*The applicant, Danny Nguyen Pham (ALDN Ventures) introduced the project architect, Pike Nong, and historic consultant, Bonnie Bamburg. He summarized the project features and compatibility with the historic district, and changes that had been made since the proposal was reviewed by the Design Review subcommittee of the Historic Landmarks Commission.*

*Chair Royer opened public comment.*

*Ben Leech, Preservation Action Council San José (PAC\*SJ), commented that he was in attendance at the Design Review subcommittee meeting and that the design has evolved significantly for the better. He commented that the project is a testament to the early design review process and that Historic Landmarks Commission comments can be successfully incorporated. Mr. Leech commented that PAC\*SJ supports the project.*

*Chair Royer closed public comment and asked for commissioner comments and questions.*

*Vice Chair Ghalandari commented that she appreciated the time the applicant took to incorporate the design comments into the project. She commented that she is supportive of the project and it is a good outcome for the site.*

*Commissioner Arnold inquired whether the community has been involved in the project. Mr. Leech commented that he would defer to the applicant on what kind of community outreach was done, but he noted that PAC\*SJ had not received any adverse comments. The applicant stated that he personally spoke to the adjacent property owner (439 North 6<sup>th</sup> Street) and had lunch with the owner of the noncontributing property to the north. Commissioner Arnold inquired if there have been any concerns raised about the design of the elevation of the project and the applicant responded that no questions have been raised regarding the height or elevation. Project manager, Jason Lee, noted that early notification to the neighborhood association was done at the start of the planning process for the project and notices of the public hearings were sent to property owners and residents within 500 feet of the project site. Mr. Lee noted that the only comment he received focused on gating the doorway on the front façade and that comment was resolved.*

*Commissioner Cohen inquired about the community outreach and the neighborhood association. Mr. Lee responded that Planning sent an email to the neighborhood association that included the project plans and requested comments. He noted the neighborhood association responded with the comment about the front entry. Commissioner Cohen inquired whether the color of the building's exterior is the same as the neighboring building. The applicant clarified that the color was inspired by the adjacent blue building but is a different color. Commissioner Cohen inquired about the material of the window frames. The applicant responded that the proposed windows are aluminum with a white finish. Commissioner Cohen commented that the window frames are paintable and it would be nice if the window frames were not painted white and did not look like vinyl windows. The applicant clarified that the window frames are not vinyl, but they are fiberglass (Milgard). Commissioner Cohen inquired about the window height of the bay window and adjacent door and picture window. The*

applicant responded that it is the same header and height. Commissioner Cohen expressed appreciation that the applicant made so many changes to the design and that it is a good fit for new construction in the neighborhood.

Chair Royer commented that she is on the Design Review subcommittee and she appreciated the applicant taking all the comments and listening to the group's critique. She noted that all the comments seemed to be incorporated in the modified design and that a better design was developed as a result. Ms. Royer noted the multifamily use is a great use for a long vacant lot which provides a perfect opportunity for a sensitive infill project to provide housing.

Vice Chair Ghalandari made a motion to approve the staff recommendations. The motion was seconded by Commissioner Cohen and approved (5-0-1, Camuso absent).

#### 4. PLANNING REFERRALS

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No Items

#### 5. GENERAL BUSINESS

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- a. **2025 Historic Landmarks Commission Annual Retreat.**  
**PROJECT MANAGER, DANA PEAK EDWARDS**

**Recommendation:** Staff recommends that the Historic Landmarks Commission discuss potential training topics and dates for the 2025 Historic Landmarks Commission Annual Retreat in October.

*The Historic Landmarks Commission discussed potential dates for the retreat and decided to schedule it for Friday, October 10, 2025, from 1:00 – 5:00 p.m.*

*Commissioner Arnold inquired if a hybrid meeting is possible. Ms. Peak Edwards noted that part of the meeting could be hybrid and the other part would be a field trip to the Eichler Fairglen Additions neighborhood.*

*For potential training topics, Commissioner Cohen suggested information about the history and purpose of the Mills Act and how the property taxes are calculated. Vice Chair Ghalandari suggested focusing on the local requirements. Ms. Peak Edwards suggested presenting draft Mills Act monitoring and compliance documents.*

*Vice Chair Ghalandari suggested as a topic the application of state streamlining legislation to historic resources. Ms. Peak Edwards suggested the topic be covered during a study session to allow sufficient time to prepare and discuss. Vice Chair Ghalandari commented on an adaptive reuse presentation by ESA last year that was helpful. Ms. Peak Edwards commented that a presentation on the status of federal laws might be helpful.*

#### 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.

*Commissioner Cohen inquired about the status of the Hardship subcommittee, consisting of Chair Royer and Commissioners Cohen and Bainiwal.*

Commissioner Cohen inquired about potentially unpermitted window replacement at 277 North 5<sup>th</sup> Street (a Contributing Structure outside of a historic district or conservation area) and how to proceed with the Code Enforcement division. Ms. Peak Edwards noted that Code Enforcement is supported by a planner to help property owners obtain the requirement permits.

## **8. GOOD AND WELFARE**

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

#### **i. [Communication from Richard Santos about support for the preservation of historic Alviso buildings.](#)**

*Richard Santos commented that his family has been part of Alviso for over 110 years and the City of San José has not been kind to the Alviso community for the past 58 years. He asked for the help the Historic Landmarks Commission and if the commission could provide for the protection and preservation Alviso's historic buildings. Mr. Santos noted that Bob Gross was the community's historian and he recently passed away, but they were able to recognize about 19 sites, though there are a lot more. He commented that in the past couple of years many of the buildings have been allowed to be demolished or fall down. Mr. Santos commented that is very painful and he inquired what could be done about the remaining buildings. He commented that he does not want to see the history thrown away because it is very precious since Alviso was the gateway to Santa Clara County, and without Alviso things would not have developed in the same way. Mr. Santos commented that Alviso has survived through flood and politics and it's important to make sure that the children of the future understand the past. He commented that he and his brother are the only ones left.*

*Chair Royer stated that she looked forward to hearing more comments from Mr. Santos as he has them.*

### **b. Report from Committees**

- i. Design Review Subcommittee: No meeting held on July 17, 2025 or August 21, 2025. The next meeting is scheduled for Thursday, September 18, 2025 at 11:00 a.m.

### **c. Approval of Action Minutes**

#### **i. [Recommendation: Approve Action Minutes for the Historic Landmarks Commission Meeting of June 4, 2025.](#)**

*Commissioner Cohen made a motion to approve the June 4, 2025 action minutes. The motion was seconded by Commissioner Arnold and approved (5-0-1, Camuso absent).*

### **d. Status of Circulating Environmental Documents**

**No Items**

## **ADJOURNMENT**

*The meeting was adjourned at 7:52 p.m.*

# 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.