



**HISTORIC LANDMARKS COMMISSION  
HEARING AGENDA**

**WEDNESDAY NOVEMBER 7, 2007**

Regular Session

**6:00 P.M.**

**Council Wing, Rooms W-118 & 119**

200 East Santa Clara Street  
San José, CA

**COMMISSION MEMBERS**

**EDWARD JANKE, AIA, CHAIR  
PATRICIA COLOMBE, VICE CHAIR  
HELENE LAVELLE    SCOTT CUNNINGHAM  
DANA PEAK    JUDY STABILE  
ERIC THACKER**

**JOSEPH HORWEDEL, DIRECTOR  
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT**

## **NOTE**

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

## **NOTICE TO THE PUBLIC**

Good evening, my name is **Ed Janke**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **November 7, 2007** meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

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 one minute.*
- 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.

**AGENDA**  
**ORDER OF BUSINESS**  
**6:00 PM SESSION**

1. **ROLL CALL**

2. **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.

**The matter of deferrals is now closed**

3. **CONSENT CALENDAR**

**NOTICE TO THE PUBLIC**

**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. **APPROVAL OF THE OCTOBER 3, 2007 HISTORIC LANDMARKS COMMISSION SYNOPSIS.**

**The Consent Calendar is now closed.**

4. **PUBLIC HEARINGS**

**[STAFF REPORT FOR ITEMS 4.a THRU 4.d](#)**

a. The projects being considered are for the Miller-Hubbard House, located at 201 S. 13<sup>th</sup> Street. Peter Smith, property owner. Council District: 3. SNI: University. CEQA: Exempt.

1. **HL07-163**. Historic Landmark Nomination of the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.

**Staff Recommendation:** Recommend approval of the designation of the Miller-Hubbard House as Historic Landmark No. HL07-163 to the City Council.

2. **MA07-008**. Historical Property Contract (Mills Act contract) between the City of San Jose and the owners of the subject property.

**Staff Recommendation:** Recommend approval of the proposed Historical Property Contract to the City Council.

b. The projects being considered are for the Martin House, located at 295 Sequoia Avenue. Lawrence Camuso, property owner. Council District: 6. S.N.I. area: None. CEQA: Exempt.

1. [HL07-164](#). Historic Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature

**Staff Recommendation:** Recommend approval of the designation of the Martin House as Historic Landmark No. HL07-164 to the City Council.

2. [MA07-009](#). Historical Property Contract (Mills Act contract) between the City of San Jose and the owners of the subject property.

**Staff Recommendation:** Recommend approval of the proposed Historical Property Contract to the City Council.

- c. The projects being considered are for the Richards-Field House, located at 523 S. 6<sup>th</sup> Street. Sandra and Walter Soellner, property owners. Council District: 3. S.N.I. area: University. CEQA: Exempt.

1. [HL07-165](#). Historic Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature

**Staff Recommendation:** Recommend approval of the designation of the Field House as Historic Landmark No. HL07-165 to the City Council.

2. [MA07-010](#). Historical Property Contract (Mills Act contract) between the City of San Jose and the owners of the subject property.

**Staff Recommendation:** Recommend approval of the proposed Historical Property Contract to the City Council.

- d. The projects being considered are for the Mojmir Apartment building, located at 470 S. Third Street. Steve Cohen, property owner. Council District: 3. S.N.I. area: University. CEQA: Exempt.

1. [HL07-166](#). Historic Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature

**Staff Recommendation:** Recommend approval of the designation of the Mojmir Apartment building as Historic Landmark No. HL07-166 to the City Council.

2. [MA07-011](#). Historical Property Contract (Mills Act contract) between the City of San Jose and the owners of the subject property.

**Staff Recommendation:** Recommend approval of the proposed Historical Property Contract to the City Council.

- e. [\*\*ADDITION OF QUALIFYING PROPERTIES TO THE CITY OF SAN JOSÉ HISTORIC RESOURCES INVENTORY\*\*](#). The addition of the following commercial buildings, located on the north side of Park Avenue between Sonoma Street and Gifford Avenue, to the City of San José Historic Resources Inventory. Council District: 3. SNI: Delmas Park. CEQA: Exempt.

1. 437 Park Avenue. Owner: Gorin, Victor and Mercedes.
2. 445 Park Avenue. Owner: City of San José
3. 457 Park Avenue. Owner: Nehru, Michael and David

**Staff Recommendation:** Adopt Resolutions individually listing the Qualifying Properties on the City of San José Historic Resources Inventory as Structures of Merit.

**Continued from 10-3-07**

- f. [MA07-012](#). Historical Property Contract (Mills Act contract) between the City of San Jose and the owners of the Sainte Claire Building, 301 S. 1<sup>st</sup> Street, City Landmark No. HL01-126. Jim Fox/Saratoga Capital, Inc., property owner. Council District: 3. S.N.I. area: None. CEQA: Exempt.

**Staff Recommendation:** Recommend approval of the proposed Historical Property Contract to the City Council.

- g. [GP05-05-03/PDC06-121](#). **General Plan Amendment** request to change the Land Use/Transportation Diagram designation from General Commercial on 0.4 acres and Medium High Density Residential (12-25 DU/AC) on 0.9 acres to Transit Corridor Residential (20+ DU/AC) on the 1.5 gross acre site, and **Planned Development Rezoning** from CG Commercial General and R-1-8 Single Family Residential District to A(PD) Planned Development District to allow 79 single-family attached residences (condominiums) and 6,100 square feet of retail commercial. The site is located at 1936 Alum Rock Avenue, approximately 270 feet east of McCreery Avenue. (David Mijares, Owner). Council District 5. SNI: Mayfair. CEQA: Pending.

**Staff Recommendation:** Historic Landmarks Commission 1) Forward a recommendation to the Planning Commission and City Council regarding the disposition of the identified Structure of Merit located on the site, and 2) Consider Adoption of a Resolution listing the qualifying property on the Historic Resources Inventory.

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

- a. [Report on Funding Opportunity Discussions for BART Station Entrance in the Bank of Italy Building](#). City Landmark No. HS84-27, located on the southeast corner of South First and Santa Clara Streets (12 South First Street) in the Downtown Commercial National Register Historic District.

**Staff Recommendation:** Historic Landmarks Commission to forward an Informational Memorandum regarding the project to the City Council.

**Continued from 10-3-07**

- b. [SF07-050](#). **Single Family House Permit** to demolish an existing single-family residence, listed as an Identified Structure in the Hester/Hanchett Conservation Area, in order to allow construction of two detached single family residences on two existing lots of record located at 1336 Magnolia Avenue. (Cullen, owner) Council District 6. SNI: None. CEQA: Exempt.

**Staff Recommendation:** Historic Landmarks Commission 1) Forward a recommendation to the Director of Planning regarding the disposition of the listed Historic Resource located on the site

- c. **DEIR for Park View Towers Project** located on north side of East St. James Street Between North First and North Second Streets, within Downtown San Jose (H05-029, HP05-002, HP05-003). The project includes the demolition of two attached commercial structures (including Letcher's Garage), rehabilitation of an existing building (the First Church of Christ Scientist), and the construction of two new tower structures. The project will include approximately 11,300 square feet of new retail floor space on the ground floor of Tower Two; approximately 188 residential units in Towers One and Two, including approximately 5 live/work units in Tower One; and the creation of new commercial space in the rehabilitated First Church of Christ Scientist building. Tower One would be located on the northern portion of the site, adjacent to Devine Street. Tower Two would be located on the western portion of the site, adjacent to N. 1st Street, within the Historic District.

**Staff Recommendation:** Historic Landmarks Commission to provide comment and authorize the HLC Chair to sign a DEIR comment letter on behalf of the commission, to the Director of Planning, Building and Code Enforcement.

- d. **DEIR for Coleman Avenue/Autumn Street Improvements** to widen Coleman Avenue to six lanes between Hedding Street and Autumn Street, a distance of approximately 0.8 mile (PP06-166). The segment of Coleman Avenue is currently four lanes. North of Hedding Street, Coleman Avenue has recently been widened to six lanes as part of the I-880/Coleman Avenue Interchange Improvement Project. The project will widen, partially realign, and extend Autumn Street between Coleman Avenue and Park Avenue, a distance of approximately 1.1 miles. Autumn Street currently varies from two to three lanes and terminates north of Julian Street.

**Staff Recommendation:** Historic Landmarks Commission to provide comment and authorize the HLC Chair to sign a DEIR comment letter on behalf of the commission, to the Director of Planning, Building and Code Enforcement.

## **6. PETITIONS AND COMMUNICATIONS**

Public comments to the Historic Landmarks Commission on non-agendized items. Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Historic Landmarks Commission is limited to the following options:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda

- a. Public Comment

## **7. GOOD AND WELFARE**

- a. **Report from the Redevelopment Agency.**
- b. **Report from the Secretary.**

1. Status of Circulation of Environmental Review Documents  
<http://www.sanjoseca.gov/planning/eir/>

The Carlisle mixed-use high-rise (H07-008)  
(bounded by W. St. John St., N. Almaden Ave., Carlisle St., & Notre Dame St.)

Staff Reviewing Administrative Draft Initial Study/MND

Demolition of the San José Medical Center DEIR  
NOP distributed July 7, 2007

PDC06-094 Morrisson Park Planned Development Rezoning

Japantown Corporation Yard  
September 2007 NOP Distribution

2. [Status of previous HLC Recommendations on Referrals to City Council, Boards, Commissions, and Other Agencies.](#)

PDC06-100. 744 Morse Street Planned Development Rezoning  
PD Rezoning and PD Permit for relocation approved.  
PD Permit for new construction to be referred to DRC.

Stephen's Meat Products Building Construction Contract for Demolition  
September 11, 2007 Redevelopment Agency Board

3. Fall 2007 Historic Landmarks Commission Retreat.

We and Our Neighbors Clubhouse, located at 15480 Union Avenue  
National Register Site and City Landmark No. HS93-57  
Friday November 2, 2007, 11:30 a.m. - 5:00 p.m.

**c. Report from Committees**

History San José Collections Committee  
Commissioner Stabile, Liaison

Coyote Valley Specific Plan and Habitat Conservation Plan Advisory Committee.  
Commissioner Cunningham, Liaison

Japantown Survey Committee.  
Commissioner Lavelle, Liaison

Pellier Park Committee.  
Vice Chair Colombe, Liaison

City of San José BART extension, Design, Art & Architecture Review.  
Chair Janke, Liaison

**d. Report from Historic Landmarks Commission Subcommittees.**

Design Review Committee (DRC).  
Commissioners Janke, Colombe and Cunningham, members  
No October Meeting  
Next Meeting November 14, 2007

GP Update Taskforce Progress Report  
Vice Chair Colombe and Commissioner Thacker

**8. ADJOURNMENT**

## 2007 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
No Meeting in January		Regular Meeting	
January 17, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
January 26, 2007	12:00 p.m. – 4:30 p.m.	HLC Retreat	Room T-1654
February 7, 2007	6:00 p.m.	Regular Meeting	Room W118/119
February 21, 2007	12:00 p.m.	Special Meeting/DRC Subcommittee	Room T-550
March 7, 2007	6:00 p.m.	Regular Meeting	Room W118/119
March 21, 2007	12:00 p.m.	Special Meeting	Room T-550
April 4, 2007	5:00 p.m.	Special Session	Room T-332
April 4, 2007	6:00 p.m.	Regular Meeting	Room W118/119
April 18, 2007	12:00 p.m.	Design Review Subcommittee	No Meeting
May 2, 2007	5:30 p.m.	Regular Meeting (Early Start Time)	Room W118/119
May 16, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
June 6, 2007	6:00 p.m.	Regular Meeting	Room W118/119
June 20, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
July 11, 2007	6:00 p.m.	Regular Meeting	Room W120
July 18, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
August 1, 2007	6:00 p.m.	Regular Meeting	Room W118/119
August 15, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
September 5, 2007	6:00 p.m.	Regular Meeting	Room W118/119
September 19, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
October 3, 2007	6:00 p.m.	Regular Meeting	Room W118/119
October 17, 2007	12:00 p.m.	Cancelled	Room T-550
November 2, 2007	11:30 a.m.	Retreat	15480 Union Ave.
November 7, 2007	6:00 p.m.	Regular Meeting	Room W118/119
November 14, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
December 5, 2007	6:00 p.m.	Regular Meeting	Room W118/119
December 19, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
January 9, 2008	6:00 p.m.	Regular Meeting	Room W118/119

HISTORIC LANDMARKS AGENDA ON THE WEB:  
<http://www.sanjoseca.gov/planning/hearings/historic.asp>

# 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.