



**HISTORIC LANDMARKS COMMISSION
SYNOPSIS**

WEDNESDAY, MARCH 21, 2007

Special Session
12:00 p.m.
City Hall Tower, Room T-550
200 East Santa Clara Street
San Jose, 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) 535-7800 (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 today's special meeting. I will now call to order the March 21, 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.

An agenda and a copy of all staff reports have been placed on the table for your convenience.

AGENDA

ORDER OF BUSINESS

12:00 P.M. SPECIAL SESSION

1. ROLL CALL

All present, except Janke

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

- a. PDC06-003 (Lowe's project). Planned Development Rezoning from the IP(PD) Planned Development zoning district to the A(PD) Planned Development zoning district to allow:

- Demolition of the existing industrial park buildings, including former IBM Building 0025 (a National Register of Historic Places-eligible historical resource) and removal of up to 385 trees
- Construction of a new, approximately 204,600-square-foot commercial facility consisting of a 180,000-square-foot main building (including garden center), plus three free-standing retail buildings totaling approximately 24,600 square feet

The project location is an approximately 18.8-acre site at the northeast corner of Cottle Road and Poughkeepsie Road. S.N.I.: None. Council District: 2.

CONTINUED FROM 3-7-07

Staff Recommendation:

Historic Landmarks Commission to provide comments and forward a recommendation to the Planning Commission and City Council regarding the disposition of the identified historic resource.

Historic Preservation Officer Sally Zarnowitz made an introductory presentation of the proposed project and the site-design project alternatives presented in the project's EIR.

Director Joe Horwedel noted that the City Council would need to weigh competing historic preservation and economic development goals. He discussed potential mitigation options, such as partial demolition, that could partly reduce the project's impact of demolishing Building 025, and requested any additional suggestions that HLC may have for addressing the project's impacts on the historic building.

Commissioners Stabile and Peak discussed the possibility of alternate sites within the Edenvale redevelopment area that could allow sales tax and tax increment revenues benefits similar to what the proposed project would produce. Commissioner Peak raised concerns about the analysis and removal of Building 025's historic landscaping as a potentially significant impact to its setting. Staff indicated that the DEIR concluded that while the landscaping contributes to the resource's significance, the amount of landscaping being preserved could be flexible without constituting a substantial adverse change in the resource's significance.

Jennifer Renk, speaking on behalf of Lowe's spoke against the potential feasibility of the site design alternatives and alternative locations in the Draft EIR, including the possibility of developing on the nearby iStar site.

Acting Deputy Director Jeannie Hamilton noted that the proposed project is to allow a commercial development and that future occupants could include tenants other than Lowe's. Therefore, the decision whether or not to approve project is not necessarily limited by Lowe's programmatic needs.

Vice Chair Colombe spoke regarding the significance of Bldg 025 as a trendsetting building for later development in the Santa Clara Valley.

Ms. Zarnowitz presented a series of different conceptual site plan concepts that could potentially integrate a preserved Building 025 into a development project with a big-box store building and other free-standing pad buildings.

Ms. Renk stated that Lowe's has no intention of rehabilitating Building 025 or integrating it into their proposed project, even if the Council were to opt for approval of a project that doesn't include demolition of the building.

Judi Henderson and Megan Bellue, appearing on behalf of PAC SJ, spoke against the proposed demolition of Building 025. Ms. Henderson suggested Lowe's look for an alternative location for the project. Ms. Bellue stated that the City has an obligation to its citizens to preserve the resources that embody the history that revolutionized its economy and culture.

Commissioners Peak and Thacker suggested that the HLC should recommend against any alternative that would allow partial demolition.

Vice Chair Colombe asked whether the project would return before HLC as a planned development permit to address the site plan at a permit level if the Council approves the proposed rezoning. She also recommended that if the building is demolished, approval should include a requirement to publish a book about Building 025.

Commissioner Stabile spoke against HLC forwarding any recommendation—including a back-up or "contingency" recommendation—to the City Council that includes partial demolition or agreeing to Building 025's demolition being partly offset by other mitigation such as payment of fees or the creation of an educational exhibit.

Commissioner Colombe stated that Planning staff's recommendation in the staff report for the project should include payment of fees by the project proponent for preservation purposes, if Council opts to approve demolition of the building. Commissioner Peak stated that, should the proposed rezoning project ultimately include demolition, the planned development permit should be required to come back before HLC in order to implement mitigation measures partly offsetting the loss of the building.

The following motions were made:

- 1) HLC recommends preservation of Building 025 and significant accompanying landscape, noting that a reasonable range of alternatives allowing for reuse of the building and development of the site has been identified (5 -0-2, Janke and Thacker absent)*
- 2) In the event that the approved Planned Development Rezoning allows for either partial or complete preservation, the Planned Development Permit shall be brought back before the HLC prior to permit approval (5-0-2, Janke and Thacker absent)*
- 3) The approved Planned Development Zoning project should include an alternative site design consistent with the size, scale, and massing of the historic building and the configuration of the site, with uses allowed under the existing zoning or General Plan (5-0-2, Janke and Thacker absent)*
- 4) HLC moved to initiate the designation of Building 025 as a City Landmark*

The Commission also moved to agendaize, for the 4/4/07 HLC hearing, designation of an HLC liaison to the Planning Commission hearing for the Lowe's project (5-0-2, Janke and Thacker absent).

3. 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	Room T-550
February 21, 2007	12:45 p.m.	Design Review Subcommittee	Room T-550
March 7, 2007	6:00 p.m.	Regular Meeting	Room W118/119
March 21, 2007	12:00 p.m.	DRC (Cancelled)	Room T-550
March 21, 2007	12:00 p.m.	Special Meeting	Room T-550
April 4, 2007	5:00 p.m.	Study 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	Room T-550
May 2, 2007	6:00 p.m.	Regular Meeting	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
No Meeting in July		Regular meeting	
No Meeting		Design Review Subcommittee	
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.	Design Review Subcommittee	Room T-550
November 7, 2007	6:00 p.m.	Regular Meeting	Room W118/119
November 21, 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

HISTORIC LANDMARKS AGENDA ON THE WEB:

<http://www.sanjoseca.gov/planning/hearings/historic.asp>