

HISTORIC LANDMARKS COMMISSION

Meeting Report

September 2, 2009

ROLL CALL

PRESENT: Commissioners Colombe, Peak, Cohen, Abatecola, Nunez

ABSENT: Jackson

VACANCIES: One

STAFF: Environmental Principal Planner Akoni Danielsen, Historic Preservation Senior Planner John Davidson, Historic Preservation Planner Lori Moniz, Historic Preservation Planner Hadasa Lev, Deputy City Attorney Rosa Tsongtaatarii.

1. DEFERRALS

None

2. CONSENT CALENDAR

None

3. PUBLIC HEARINGS

- a. **HP09-002** – Historic Preservation Permit to convert an existing single-family residence to a two-family residence, allow an addition to the rear of the building, additional windows and door to the side elevations, site improvements and demolition of an existing garage on a 0.145 gross acre site within the Hensley City Landmark Historic District, in the R-M Zoning District, located on the east side of N. Third Street, approximately 120 feet southerly of E. Empire Street (474 N. Third Street) (Constancia L. Marcos Trustee, Owner). Council District 3. SNI: 13th Street. CEQA: Exempt. *Project Manager, Hadasa Lev. Continued from 6/3/09 and 8/5/09.*

FOUND THAT THE PROPOSED WORK CONFORMS TO YOUR OLD HOUSE DESIGN GUIDELINES AND RECOMMENDED APPROVAL TO THE DIRECTOR OF PLANNING WITH THE CONDITIONS THAT THE

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FRONT STAIRCASE BE ENCLOSED; THE MISSING CORBELS BE RESTORED; THE FLUE PIPE, ELECTRICAL PANEL, AND OTHER UTILITIES ATTACHED TO THE FRONT OF THE BUILDING BE REMOVED OR RELOCATED AND THAT NO NEW UTILITIES BE PLACED ON THE FRONT ELEVATION (4-1-1; ABATECOLA OPPOSED, JACKSON ABSENT)

- b. **HP09-004:** Historic Preservation Permit to incorporate educational elements from the Donner-Houghton House formerly located on this City Landmark site (No. HL01-125) into a proposed seven-story mixed use project, with two levels of below grade parking, ground floor retail spaces and 156 residential units above a podium on a 0.43 gross acre site in the DC Downtown Core Zoning District, located on the southeast corner of E. St. John Street and N. 4th Street (156 E. St. John Street). (Affirmed Housing Group, Applicant). Council District 3. SNI: none. CEQA: Re-use of the Downtown Strategy 2000 EIR, Resolution #72767. *Project Manager, Lori Moniz.*

ACCEPTED GENERAL PROPOSAL OF THE PROPOSED COMMEMORATION AND EDUCATIONAL EXHIBIT OF THE DONNER HOUGHTON HOUSE AND RECOMMEND APPROVAL TO THE DIRECTOR OF PLANNING WITH THE CONDITIONS THAT THE APPLICANT RETURN TO THE HISTORIC LANDMARKS COMMISSION THROUGH THE PERMIT ADJUSTMENT PROCESS WITH SEVERAL DETAILED OPTIONS FOR THE COMMISSION TO CONSIDER WHICH INCLUDE A CHOICE OF LOCATIONS; THAT THE COMMEMORATION BE MADE ACCESSIBLE TO THE PUBLIC, INCORPORATE THE SALVAGE MATERIAL, AND BE CONDUCTED BY QUALIFIED CONSULTANTS MEETING THE PROFESSIONAL QUALIFICATION STANDARDS OF THE *SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDELINES FOR ARCHEOLOGY AND HISTORIC PRESERVATION*; AND THAT THE APPLICANT CATALOG, PHOTOGRAPH AND PROPERLY STORE THE SALVAGE MATERIAL AND REPORT BACK WITH THE STATUS AT THE NEXT COMMISSION MEETING. (5-1-0; JACKSON ABSENT)

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

DIRECTOR OF PLANNING

- a. **Ordinance Revision:** Review and comment on a proposed ordinance amending Part 2 of Chapter 13.48 of title 13 (The Historic Preservation Ordinance) of the San José Municipal code, entitled "Designation," to revise Section 13.48.110.C to allow the City Council greater discretion on whether to initiate the procedure for the designation of a landmark so nominated. CEQA: Not a Project. *Project Manager, Lori Moniz.*

Continued from 6/3/09 and 8/05/09.

THE COMMISSION RECOMMENDED REVISIONS TO THE DRAFT ORDINANCE AND EXPRESSED PREFERENCE FOR THE STAFF

**ALTERNATIVE STATING THAT IT ACHIEVED THE GOAL OF
STREAMLINING THE PROCESS IN A MANNER THAT SEEMED
FAIR, EFFICIENT AND OPEN TO THE PUBLIC.**

REDEVELOPMENT AGENCY

None.

5. OPEN FORUM

- a. Summary of communications received by the Historic Landmarks Commission
HLC Correspondence
- *Preservation Action Council of San José, Summer 2009 Newsletter*
 - *Notice of 2010-2015 Consolidated Plan Regional Visioning Workshop*
 - *Notice of Availability of the Consolidated Annual Performance and Evaluation Report (CAPER) and Notice of Public Hearings*
 - *Postcard from David Baker and Partners, Architects*
- b. 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.

No one spoke

6. GOOD AND WELFARE

- a. Report from Secretary, Planning Commission, and City Council
- (1) Election of Chair and Vice-Chair (*Cohen, Peak and Nunez*).
- The Commission selected Patricia Colombe as the new Chair and Dana Peak as the new Vice-Chair.*
- (2) Discussion of Revised Workplan and selection of subcommittee members.
- Deferred to October 7, 2009*
- (3) Date of next stakeholder meeting regarding historic preservation ordinance and procedures.
- The stakeholders meeting regarding proposed revisions to the guidelines for the preparation of historic reports and benchmarks for historical consultants will be on Friday, September 25, 2009 from 1:00 – 2:30 p.m.*

- (4) Update on the Palomar Ballroom.

Staff will report back next month with the name of the historic consultant hired by the developer and the schedule.

b. Commissioners' report from Committees:

- (1) Design Review Subcommittee (Colombe, Cohen, and Peak)
Meets the 3rd Wednesday of the month as necessary
No Report (8/19/09 meeting cancelled)

- (2) History San José Collections Committee (Jackson)
Meets the 2nd Thursday of every 3rd month at 12 noon
No Report

- (3) GP Update Task Force Progress Report (Colombe)
(a) Discussion of General Plan 2020 Passages that address Historic Resources or might appropriately address Historic Resources.
Continued from 6/3/09 and 8/5/09

Staff will provide the Commission with draft goals, policies and implementation actions regarding historic preservation to discuss at the October 7, 2009 meeting.

c. Review of 8/05/09 HLC Meeting Minutes
Minutes accepted.

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

No documents to report

e. 2008 - 2009 Fiscal Year Study Session Dates and Topics

- (1) November 5, 2008 – Distinctive Neighborhood Program
(2) February 6, 2009 – HLC Retreat
(3) March 4, 2009 – Mid-Century Modernism (Part I)
(4) May 6, 2009 – Mid-Century Modernism (Part II)
(5) September 2, 2009 – Mid-Century Modernism (Part III) - **Cancelled**
(6) October 7, 2009 – Distinctive Neighborhood Program Update
(7) November 4, 2009 – Mid-Century Modernism (Part III)

ADJOURNMENT