



**HISTORIC LANDMARKS COMMISSION
DESIGN REVIEW COMMITTEE (DRC) MEETING**

WEDNESDAY, NOVEMBER 18, 2009

1:00 – 2:00 P.M.

City Hall Tower

200 East Santa Clara Street

ROOM T-334

COMMITTEE MEMBERS

Patricia Colombe, HLC Chair

**Dana Peak, HLC Vice Chair,
and Steven Cohen**

Design Review Committee Meeting Goal: Discuss project design conformance to applicable City of San Jose historic design guidelines, based on the Secretary of the Interior's Standards for the Treatment of Historic Properties

Proposed projects for consideration:

Mirassou Winery Mixed Use Project – PRE09-107, Enhanced Preliminary Review application to allow up to 150 dwelling units and up to 25,000 square feet of general commercial and up to 25,000 square feet of office and up to 40,000 square feet of retail on a 14.6 gross acre site. The site includes two structures, a winery and residence, on one parcel which is listed as a historic resource:

- Mirassou Winery – 3000 Aborn Road – Listed on the Historic Resources Inventory as a Candidate City Landmark (documentation attached).

Lesley Xavier, *Project Manager.*

Primary conclusions reached from the subcommittee's 11/18/09 discussion included:

- *Consider using the winery building as a homeowner's association meeting space.*
- *Parking doesn't seem to be available for public uses at the winery building.*
- *Include a historic display in the redevelopment of the winery property.*

- *The project should meet the intent of the Evergreen Specific Plan by maintaining a similar relationship between the winery building and the Mirassou house that exists now, instead of placing the house in front of the winery building. Alternatively, the Mirassou house could be moved to the southeastern corner of the site to bolster the Village Center.*
- *The Winery building has to maintain its relationship to the street.*
- *Extend the theme of the winery throughout the project, using something like winery stakes as way-finding markers.*
- *Residential densities could be increased elsewhere on the project site to allow for more space to maintain the historic context of the site.*
- *The Specific Plan requires the Aborn frontage to be vineyards.*
- *The parking for the winery building is not optimally placed. In its current location, it takes out too much vineyard space.*
- *Could the residential uses go up in height to maintain densities while allowing more space for the historic uses?*
- *The retail along Ruby Avenue could be problematic, in terms of configuration and number of retail spaces available.*
- *How about preserving the Mirassou residence as simply a house, and leaving it in place?*
- *The applicant will set up a site visit for the HLC, and the EIR will be referred to the commission during the circulation period.*
- *A revised plan set will be discussed at the February 17, 2010 DRC meeting.*

Reviewed and approved by the HLC at the 12/2/09 HLC meeting.

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