



**HISTORIC LANDMARKS COMMISSION
HEARING SYNOPSIS**

WEDNESDAY, MAY 4, 2005

**Regular Session
6:00 P.M.**

**City Hall, Room 205
801 North First Street
San Jose, CA**

COMMISSION MEMBERS

**STEPHEN POLCYN, CHAIR
MICHAEL YOUMANS, VICE CHAIR**

**PATRICIA COLOMBE JUSTINE LEONG
EDWARD JANKE MARTIN ALKIRE**

**STEPHEN M. HAASE, AICP, 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 **Stephen Polcyn**, 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 May 4, 2005 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. Each speaker will have two minutes.
- 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 will be limited to 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

ALL WERE PRESENT, EXCEPT ALKIRE WAS ABSENT.

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. **A list of staff-recommended deferrals is available on the table.** 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 APRIL 6, 2005 HISTORIC LANDMARKS COMMISSION SYNOPSIS.**

The Consent Calendar is now closed.

4. **PUBLIC HEARINGS**

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

a. The items being referred are located on the north side of Curtner Avenue between Monterey Road and Little Orchard Street in San Jose on a 55.1 gross acre site (General Electric Company, Owner). Council District: 7. CEQA: EIR Resolution to be adopted.

1. **DEIR**. Draft Environmental Impact Report for the General Electric Facility Planned Development Rezoning. The project would include the demolition of all existing buildings on the General Electric facility site except the office portion of the motor plant building and would facilitate the construction of new structures.

NO COMMENT

2. **PDC04-029**. Planned Development Rezoning from LI-Light Industrial and HI-Heavy Industrial to A(PD) Planned Development to allow up to 636,100 square feet of retail/commercial uses on the 55.1 gross acre site.

THE HISTORIC LANDMARKS COMMISSION MADE THE FOLLOWING RECOMMENDATIONS TO THE PLANNING COMMISSION AND CITY COUNCIL REGARDING THE REZONING:

COMMISSIONER COLOMBE ASKED WHETHER THERE WAS ANY REASON ASIDE FROM THE CONFIGURATION OF THE SITE THAT THE PROJECT DOES NOT PROPOSE TO SAVE THE ENTIRE MOTOR PLANT BUILDING. THE APPLICANT'S REPRESENTATIVE RESPONDED THAT THE POSITION OF THE BUILDING ON THE SITE RELATED TO PARKING, THE TYPE OF DEVELOPMENT, AND THE EXISTENCE OF HAZARDOUS MATERIALS WERE ALL FACTORS.

COMMISSIONER LEONG NOTED THAT SHE TOURED THE BUILDING, AND THAT THE VIEW OF THE OFFICE PORTION OF THE MOTOR PLANT FROM MONTEREY HIGHWAY SHOULD BE PRESERVED. THE PROPOSED BUILDINGS 20 AND 19 SHOULD BE LOW PROFILE SO THAT THEY DON'T COMPETE WITH THE HISTORIC FAÇADE. THE HLC SHOULD REVIEW THE DEVELOPMENT PROPOSALS, AND BUILDING 5 SHOULD CONFORM TO THE STANDARDS.

CHAIR POLCYN STATED THAT THE WAREHOUSE PORTION, WHILE INTERESTING, IS DIFFICULT TO INTEGRATE INTO THE PROJECT AND NOT VISUALLY INTERESTING.

PUBLIC COMMENT

ALEX MARTHEWS, OF PAC SJ, NOTED THAT PAC SJ HAD SPOKEN WITH THE HISTORIC CONSULTANT AND THE APPLICANT AND HAD DECIDED THAT THE PRESERVATION OF THE OFFICE PORTION OF THE BUILDING WOULD BE A REASONABLE PROPOSAL. HE RECOMMENDED THAT THE HLC RECOMMEND THE PROPOSAL TO PRESERVE ONLY THE OFFICE PORTION OF THE BUILDING.

- b. **DEIR**. Draft Environmental Impact Report for the Hitachi Global Storage Technologies Project (File No. GP04-02-01, GPT04-02-01 (a-d), and PDCSH04-031). The project would demolish or substantially alter eight of the nine buildings, which contribute to a potential historic district on the site (buildings 001, 005, 006, 007, 010, 013, 014, 015). (Hitachi Global Storage Technologies Inc., Owner). Council District: 2.

A MOTION WAS MADE TO FORWARD A COMMENT LETTER ON BEHALF OF THE COMMISSION TO THE DIRECTOR OF PLANNING

APPROVED (6-1-0, ALKIRE ABSENT)

CHAIR POLCYN ASKED FOR CLARIFICATION THAT THE PROJECT PROPOSES TO REMOVE THE BUILDINGS THAT CONTRIBUTE TO THE POTENTIAL NATIONAL REGISTER DISTRICT, AND THAT THE DISTRICT WOULD THEREFORE NO LONGER BE ELIGIBLE. STAFF CONFIRMED THAT PROPOSAL, AND NOTED THAT THE PROJECT CAN PROPOSE TO MAINTAIN THE LANDSCAPING AND SPINE, BUT THAT THAT PROPOSAL WOULD CONTINUE TO BE A SIGNIFICANT IMPACT TO THE RESOURCE.

COMMISSIONERS NOTED THAT TILES AND SITE FEATURES SHOULD ALSO BE RE-USED IN THE PROJECT.

CHAIR POLCYN NOTED THAT IT WOULD MAKE SENSE TO RETAIN BUILDING 010, AS IT COMPLETES A SEQUENCE BETWEEN BUILDING 025 AND BUILDING 09/011. HE REQUESTED TO GO ON RECORD AS STATING THAT BUILDING 010 HAS POTENTIAL FOR RE-USE, PARTICULARLY IN RELATIONSHIP TO BUILDING 09/011.

- c. **PDC05-003**. Planned Development Rezoning from A(PD) Planned Development Zoning District to (1) A(PD) Planned Development Zoning District on 5.74 acres to allow up to 25 single-family detached residences, and (2) A Agriculture District on 3.18 acres to allow continued use of a single-family residence, located at the northwest corner of McAbee Road and Skyfarm Drive (17571 McAbee Road) (Anthony G. Pierce

Sr., Owner; Summerhill Homes, Elaine Breeze, Developer). Council District 10. SNI: None. CEQA: Mitigated Negative Declaration.

THE HISTORIC LANDMARKS COMMISSION MADE THE FOLLOWING RECOMMENDATIONS TO THE PLANNING COMMISSION AND CITY COUNCIL REGARDING THE REZONING:

THE APPLICANT PRESENTED A REVISED SITE PLAN, INDICATING THAT HAY BARN D WOULD ALSO REMAIN ON PARCEL 1, AND THAT NO DEMOLITION IS PROPOSED ON PARCEL 1. COMMISSIONER COLOMBE REQUESTED THE GENERAL DEVELOPMENT PLAN FOR THE REZONING BE CORRECTED TO REFLECT THIS CHANGE AS WELL.

THE APPLICANT EXPLAINED THAT AN INFORMATIONAL KIOSK WAS PROPOSED FOR THE ENTRY TO THE SITE. COMMISSIONER YOUMANS NOTED THAT THE INFORMATIONAL KIOSK AT THE RECENT RESIDENTIAL DEVELOPMENT ON LEIGH AND BLOSSOM HILL WAS WELL DONE.

THE PLANNING PROJECT MANAGER, LESLIE XAVIER, EXPLAINED THAT SANTA CLARA COUNTY HAS DISCUSSED A POSSIBLE PARKING LOT PROJECT FOR PARCEL 1, BUT THAT PROJECT HAS NOT COME FORWARD YET.

DEPUTY DIRECTOR, JOE HORWEDEL, NOTED THAT THE REZONING WAS REFERRED TO COUNTY PARKS AS PART OF THE STANDARD REFERRAL PROCESS, AND THAT THE DEPARTMENT HEARD THAT THE NEIGHBORHOOD WAS INTERESTED IN A PARKING LOT. THERE WAS A DISCUSSION WITH COUNTY PARKS REGARDING THE HISTORIC RESOURCES AND THE RIPARIAN CORRIDOR. TO ASSUME ANYTHING BEYOND THAT INFORMAL DISCUSSION WOULD BE PREMATURE.

COMMISSIONER LEONG AND CHAIR POLCYN EXPRESSED CONCERN ABOUT THE MAINTENANCE OF THE EXISTING BARNS ON PARCEL 1. THE APPLICANT EXPLAINED THAT NO HOA HAS BEEN PROPOSED FOR MAINTENANCE OF EXISTING STRUCTURES OR LANDSCAPING. PLANNING STAFF NOTED THAT AS THE DEVELOPMENT OF PARCEL 1 MOVES FORWARD, THE CITY WILL ADDRESS THE MAINTENANCE, BUT DOES NOT HAVE THE RESOURCES TO MAINTAIN THE STRUCTURES OR LANDSCAPING AT THIS TIME.

PUBLIC COMMENT

ALEX MARTHEWS OF PAC SJ STATED THAT PAC SJ'S CHIEF CONCERN RELATES TO A MISLEADING STATEMENT IN THE STAFF REPORT THAT STRUCTURES SIGNIFICANT AT THE LOCAL LEVEL ARE NOT CONSIDERED

RESOURCES UNDER CEQA UNLESS THEY ARE SIGNIFICANT AT THE CANDIDATE CITY LANDMARK, ELIGIBLE FOR THE NATIONAL REGISTER, OR ELIGIBLE FOR THE CALIFORNIA REGISTER LEVEL. THIS STATEMENT CAN ONLY BE MADE IF A PREPONDERANCE OF EVIDENCE EXISTS TO SUPPORT IT. THE ENVIRONMENTAL REVIEW OF STRUCTURES THAT RANK AS HIGH AS 59 POINTS ON THE CITY'S TALLY CRITERIA SHOULD NOT BE TAKEN LIGHTLY.

JOE HORWEDEL EXPLAINED THAT THE CITY'S HISTORIC RESOURCES INVENTORY INCLUDES A VARIETY OF PROPERTIES THAT DO NOT MEET THE CITY LANDMARK THRESHOLD, BUT ARE ACKNOWLEDGED AS INFORMATION THAT THE CITY SHOULD CONSIDER PROTECTING. THESE PROPERTIES DO NOT; HOWEVER MEET THE CITY'S DEFINITION OF A HISTORIC RESOURCE UNDER CEQA, WHICH IS CCL, ENR, OR ECR.

CHAIR POLCYN NOTED THAT PERHAPS IN TIME, THESE STRUCTURES MIGHT QUALIFY AS CITY LANDMARKS.

MR. MARTHEWS ACCEPTED THAT THE CITY MAKES EFFORTS TO IDENTIFY RESOURCES AT DIFFERENT LEVELS OF SIGNIFICANCE, BUT THAT THE BURDEN TO DEMONSTRATE OR PROVE THAT A STRUCTURE DOES NOT QUALIFY AS A HISTORIC RESOURCE UNDER CEQA SHOULD BE INCLUDED IN THE MITIGATED NEGATIVE DECLARATION.

- d. [**PDC04-063**](#). Planned Development Rezoning from LI Light Industrial Zoning district to A(PD) Planned Development Zoning district to allow 119 single-family attached residential units (18 townhouses and 101 podium apartments) on a 3.1 gross acre site at the southeast corner of N. 10th St. and Mission St. (Westmount Square LLC, owner). Council District: 3. SNI: 13th St. CEQA: In Process.

THE HISTORIC LANDMARKS COMMISSION MADE THE FOLLOWING RECOMMENDATIONS TO THE PLANNING COMMISSION AND CITY COUNCIL REGARDING THE REZONING:

VICE CHAIR YOUMANS INDICATED THAT THE STRUCTURE DOES NOT LEND ITSELF TO PRODUCTIVE ADAPTIVE REUSE AND STATED THAT HE SUPPORTS THE REZONING.

COMMISSIONER LEONG AGREED WITH VICE CHAIR YOUMANS REGARDING THE ADAPTIVE REUSE OF THE EXISTING STRUCTURES. SHE FOLLOWED BY NOTING THAT SHE WOULD LIKE TO EXPLORE THE PRESERVATION OF THE OVERHEAD BRIDGE.

COMMISSIONER POLCYN ASKED IF THE OVERHEAD CONVEYOR WAS THE LAST ONE REMAINING IN SAN JOSE. HISTORIC CONSULTANT BONNIE

BAMBURG REPLIED THAT ONE POSSIBLY NEWER OVERHEAD CONVEYOR STILL EXISTS IN GILROY.

COMMISSIONER POLCYN STATED THAT REUSE OF THE OVERHEAD CONVEYOR STRUCTURE COULD BE USED TO CONVEY THE SIGNIFICANCE OF OTHER OVERHEAD STRUCTURES IN THE CITY, SUCH AS THE DEL MONTE PLANT #3 CONVEYOR.

e. [May 2005 Historic Preservation Month](#)

APPROVED (6-1-0, ALKIRE ABSENT)

THE COMMISSION SUPPORTED THE PROCLAMATION. CHAIR POLCYN AND COMMISSIONER LEONG WILL REPRESENT THE HLC AT THE CITY COUNCIL HEARING.

f. [Proposed City Council Resolution recognizing the historical significance of 99 Notre Dame Avenue](#)

THE COMMISSION VOTED TO SUPPORT THE RESOLUTION (6-1-0, ALKIRE ABSENT)

VICE CHAIR YOUMANS RECOGNIZED THE PROPOSED RESOLUTION AS AN IMPORTANT CHANCE TO KEEP THE FLAME ALIVE.

CHAIR POLCYN NOTED THAT THE COMMISSION DISCUSSED THE EXHIBIT, AT LENGTH, AT THE TIME OF THE CITY LANDMARK DESIGNATION FOR THE BUILDING. THE COMMISSION HAS NOT CHANGED ITS POSITION ON THE IMPORTANCE OF THE SITE.

6. PETITIONS AND COMMUNICATIONS

Public comments to the Historic Landmarks Commission on nonagendized 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

1. *COLOMBE NOTED THAT THE COMMISSION DISCUSSED SHARPENING THE CITY'S PRESERVATION TOOLS, INCLUDING PROPOSING REVISIONS TO THE CITY COUNCIL POLICY FOR THE PRESERVATION OF HISTORIC LANDMARKS AT THE APRIL RETREAT. THE COMMISSION WOULD LIKE TO PLACE DISCUSSION OF THIS COUNCIL POLICY ON A FUTURE HLC AGENDA.*

2. *COMMISSIONER COLOMBE NOTED THAT IN DISCUSSING THE STRATEGY 2000 DEIR AT THE APRIL HLC MEETING, DENNIS KORABIAK (SJRA) STATED THAT COMMENTS CAN STILL BE MADE ON THE DETAILED PLANS AND PROGRAMS PREPARED TO IMPLEMENT STRATEGY 2000, INCLUDING BUT NOT LIMITED TO, THE SoFA STRATEGIC DEVELOPMENT PLAN, THE DIRIDON/ARENA AREA STRATEGIC DEVELOPMENT PLAN, THE GUADALUPE RIVER PARK MASTER PLAN 2002, THE SAN JOSE DOWNTOWN STREETSCAPE MASTER PLAN, AND THE SAN JOSE DOWNTOWN PARKING MANAGEMENT PLAN. HAVE THESE PLANS PREVIOUSLY COME BEFORE THE HLC FOR REVIEW, AND COULD THEY BE PLACED ON A FUTURE AGENDA FOR FURTHER DISCUSSION?*

7. GOOD AND WELFARE

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

- b. **Report from the Secretary**
 - Status of Circulation of Environmental Review Documents

- c. **Report from the Subcommittees**
 - [Report of the Design Review Committee](#)
April 20, 2005, Commissioner Leong, DRC Chair

REPORT ACCEPTED (6-1-0, ALKIRE ABSENT)

FRANKLIN MAGGI NOTED THAT THE CRESCENT JEWELERS BUILDING'S ARCHAEOLOGY WAS VERY SENSITIVE, AND THAT IT WAS EXTREMELY IMPORTANT TO FUTURE HISTORIANS' UNDERSTANDING OF SAN JOSE'S ROLE AS ONE OF THREE PUEBLOS IN CALIFORNIA. OVER THE NEXT SIX MONTHS, AS A MEMBER OF THE STATE INFORMATION MANAGEMENT COMMITTEE, MR. MAGGI WILL REPORT BACK TO THE COMMISSION ABOUT MEETINGS WITH OHP REGARDING THE MANAGEMENT OF ARCHAEOLOGY INFORMATION.

COMMISSIONER COLOMBE NOTED THAT THE PROJECT PROPOSED TO MOVE THE HORIZONTAL BAND UP. SHE WOULD LIKE TO SEE THE NEW CANOPY DEVELOPED AS A HORIZONTAL BAND.

COMMISSIONER JANKE NOTED THAT THE HISTORY OF THE BUILDING WAS MURKY. IT WAS DIFFICULT TO DECIDE WHAT WAS RELEVANT TO THE BUILDING, BUT THAT HE COULD ACQUIESCE TO THE NOTION OF RAISING THE WINDOW HEAD IN REFERENCE TO AN EARLIER PERIOD. ONE CAN ONLY IMAGINE WHAT ELSE IS ON THE SITE GIVEN THE COMMENTS OF THE PREVIOUS SPEAKER.

CHAIR POLCYN NOTED THAT THE PROPOSED PROJECT IS A SIGNIFICANT ALTERATION TO THE CURRENT CHARACTER OF THE 1950'S MODERNE BUILDING. HE WAS NOT COMPLETELY CONVINCED THAT THIS WAS THE RIGHT APPROACH.

- History San Jose Collections Committee Liaison

Coyote Valley Specific Plan and Habitat Conservation Plan Technical Advisory Committee

8. ADJOURNMENT

2005 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
April 6, 2005	6:00 p.m.	Regular Meeting	Room 300
April 20, 2005	12:00 p.m.	Design Review Meeting	Room 400
April 22, 2005	12:30- 4:30 p.m.	Retreat	MLK Jr. Library, Cultural Heritage Room, 5 th Floor
May 4, 2005	6:00 p.m.	Regular Meeting	Room 205
May 18, 2005	12:00 p.m.	Design Review Meeting	Room 400
June 1, 2005	6:00 p.m.	Regular Meeting	Room 205
June 15, 2005	12:00 p.m.	Design Review Meeting	Room 400
July 20, 2005	12:00 p.m.	Design Review Meeting	Room 400
August 3, 2005	6:00 p.m.	Regular Meeting	Room 205
August 17, 2005	12:00 p.m.	Design Review Meeting	Room 400
September 7, 2005	6:00 p.m.	Regular Meeting	Room 205
September 21, 2005	12:00 p.m.	Design Review Meeting	Room 400
October 5, 2005	6:00 p.m.	Regular Meeting	Room 205
October 19, 2005	12:00 p.m.	Design Review Meeting	Room 400
November 2, 2005	6:00 p.m.	Regular Meeting	Room 205
November 16, 2005	12:00 p.m.	Design Review Meeting	Room 400
December 7, 2005	6:00 p.m.	Regular Meeting	Room 106E
December 21, 2005	12:00 p.m.	Design Review Meeting	Room 400

HISTORIC LANDMARKS AGENDA ON THE WEB:

<http://www.sanjoseca.gov/planning/hearings/index.htm>