

HISTORIC LANDMARKS COMMISSION

Meeting Report

November 5, 2008

ROLL CALL

PRESENT: Commissioners Janke, Colombe, Lavelle, Cohen, Jackson, Peak
ABSENT: Thacker
STAFF: Deputy City Attorney Rosa Tsongtaatarii, Historic Preservation Officer Sally Notthoff Zarnowitz, Environmental Principal Planner Akoni Danielsen, Historic Preservation Planner Lori Moniz, Historic Preservation Planner Hadasa Lev

1. 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.

- a. **HP08-006.** Historic Preservation Permit to allow improvements to the west side of St. James Park and installaion of pedestrian lighting at the perimeter of the east side of the park on a 7.0 gross-acre site located in the St. James Square Historic Landmark District. (City of San José, Owner). Council District 3. SNI Area: None. CEQA: Exempt. *Project Manager, Hadasa Lev.*

DEFERRED TO 12/3/08 AT REQUEST OF STAFF (6-0-1; THACKER ABSENT)

The matter of deferrals is now closed.

2. CONSENT CALENDAR

None

Access the video, agenda, and related reports for this meeting by visiting the City's website at:
<http://www.sanjoseca.gov/planning/hearings/>

3. PUBLIC HEARINGS

HISTORIC PRESERVATION PERMITS

- a. [HP08-005](#). Historic Preservation Permit to allow the remodeling, including exterior changes, of an existing multi-family residential building in conjunction with a Site Development Permit to establish the legal use as a 2-unit residential building in the Reed City Landmark Historic District on a 0.13 gross acre site, in the R-M Multiple Residence Zoning District, located on the west side S. 7th St., ~70 feet north of E. William St. (491 S 7TH ST) (Lu Tan Sung and Du Anh Kim, Owner). Council District 3. SNI: University. CEQA: Exempt. *Project Manager, Ella Samonsky.*

RECOMMENDED APPROVAL (6-0-1; THACKER ABSENT)

HISTORIC LANDMARK DESIGNATIONS/HISTORICAL PROPERTY CONTRACTS

- b. The applications being considered are for the "Ames House" on a 0.16-acre site located at the east side N. Fifteenth Street, approximately 90 feet south of E St James Street (186 N. Fifteenth Street). Hullene and Marcus Salomon, property owner. Council District 3. SNI: 13th Street. CEQA: Exempt. Deferred from 10/1/08. *Project Manager, Lori Moniz.*

- 1) [HL08-172](#). Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature. Continued From 10/1/08

RECOMMENDED APPROVAL (6-0-1; THACKER ABSENT)

- 2) [MA08-004](#). Historical Property Contract (California Mills Act contract) between the City of San José and the owners of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period. Continued From 10/1/08

RECOMMENDED APPROVAL WITH THE COMMENT THAT THE ROOF NEEDS TO BE CHANGED TO A MORE COMPATIBLE MATERIAL WHEN THE ROOF NEEDS TO BE REPLACED. (6-0-1; THACKER ABSENT)

- c. The applications being considered are for the "Hobson House" on a 0.146-acre site located at the westerly side of N. Fifteenth Street, approximately 250 feet north of E. Julian Street (333 N. Fifteenth Street). René T. and Claudia Correa, property owner. Council District 3. SNI: None. CEQA: Exempt. Deferred from 10/1/08. *Project Manager, Lori Moniz*

- 1) [HL08-173](#). Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.

RECOMMENDED APPROVAL (6-0-1; THACKER ABSENT)

- 3) [MA08-005](#). Historical Property Contract (California Mills Act contract) between the City of San José and the owners of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period.

Commission discussion ensued regarding contract compliance monitoring.

RECOMMENDED APPROVAL OF THE HISTORIC PROPERTY CONTRACT. (6-0-1; THACKER ABSENT)

- d. The applications being considered are for the "Renzel House" on a 0.70-acre site located at the northeast side of Arroyo Way, approximately 250 feet east of S. Seventeenth Street (120 Arroyo Way). Donald Lieberman and Patricia A. Long Trustee & Et Al, property owner. Council District 3. SNI: University. CEQA: Exempt. *Project Manager, Lori Moniz*

- 1) [HL08-174](#). Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.

RECOMMENDED APPROVAL OF LANDMARK NOMINATION BASED ON CRITERIA 1, 3 & 6 ONLY. (6-0-1; THACKER ABSENT)

- 2) [MA08-006](#). Historical Property Contract (California Mills Act contract) between the City of San José and the owners of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period.

RECOMMENDED APPROVAL (6-0-1; THACKER ABSENT)

- e. The applications being considered are for the "Somers House" on a 0.143-acre site in the Reed City Landmark Historic District located at the west side of S. Sixth Street, approximately 420 feet southerly of E. Reed Street (675 S. Sixth Street). Jason K. Rowan and Batsirai M. Mutasa, property owner. Council District 3. SNI: University. CEQA: Exempt. *Project Manager, Lori Moniz*

- 1) [HL08-175](#). Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.

RECOMMENDED APPROVAL (6-0-1; THACKER ABSENT)

- 2) [MA08-007](#). Historical Property Contract (California Mills Act contract) between the City of San José and the owners of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period.

RECOMMENDED APPROVAL (6-0-1; THACKER ABSENT)

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

REDEVELOPMENT AGENCY

None

DIRECTOR OF PLANNING

Historic Resources Inventory Maintenance

December, March, June, and September Quarterly Reports

Environmental Review

- a. [GP08-08-05](#). Negative Declaration for a proposed General Plan amendment request to change the General Plan land use designation from Low Density Residential (up to 5 dwelling units per acre) to Office on a .69-acre portion of a 2.98-acre parcel located on the west side of San Felipe Road 600 feet south of Delta Road (4203 SAN FELIPE RD). The General Plan amendment is for a land use change only. There is no development application on file at this time. The preliminary plans for a future development could include the demolition of the existing single-family residence built in 1926 and identified as qualified for listing on the City of San José Historic Resources Inventory as a Structure of Merit (Hawkstone San Felipe, LLC, Owner/ Reyad Katwan, Hawkstone, LLC Applicant). Council District 8. SNI: None. CEQA: Negative Declaration circulated 10/28/08. *Project Manager, Rachel Roberts*

COMMISSIONERS REQUESTED ADDITIONAL INFORMATION IN THE REPORT EXPLAINING THE FULL EXTENT OF ALTERATIONS AND HOW THE CHANGES HAVE IMPACTED THE INTEGRITY. CONCERN OVER THE LOSS OF THE OPEN SPACE SETTING WAS EXPRESSED.

5. 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:

- Responding to statements made or questions posed by members of the public; or
 - Requesting city staff to report back on a matter at a subsequent meeting; or
 - Requesting planning staff to place an item on a future agenda or
 - Placing an item on the HLC work plan
- a. [Preservation Action Council of San José \(PAC SJ\) Correspondence re: 4146 Mitzi Drive](#)

6. GOOD AND WELFARE

- a. Report from Secretary, Planning Commission, and City Council
- (1) [Commission Adoption of 2008-09 HLC Workplan. Deferred from October 1, 2008.](#)
Commissioners requested this item be moved forward on next month's agenda.
 - (2) Historic Project Celebration, December 4, 2008 at 11:45 a.m., located at Fountain Alley.
- b. Commissioners' Report from Committees:
- (1) Design Review Subcommittee (Janke, Colombe and Cohen, Peak alternate)
Project Manager, Hadasa Lev.
 - (2) History San José Collections Committee (Jackson)
Committee meets generally at History San José on the 2nd Thursday of every 3rd month at 12 noon, on a rotating basis to accommodate members' schedules.
The next scheduled meeting is November 13, 2008 at 12 noon.
 - (3) Japantown Survey Committee (Lavelle)
 - (4) GP Update Task Force Progress Report (Colombe and Thacker)
 - (5) Commission Bylaw Preparation and Presentation (Peak and Lavelle)
 - (6) Pellier Park (Colombe)
- c. [Review of 10/1/08 HLC Synopsis](#)
- d. Status of Circulation of Environmental Review Documents
<http://www.sanjoseca.gov/planning/eir/>
- e. 2008 - 2009 Fiscal Year Study Session Dates and Topics
- (1) February 6th – Planning Department Website Re-design
 - (2) March 5th – CEQA: How to Review an EIR
 - (3) April 2nd - Preservation in San José's Future
 - (4) June 4th – HLC Workplan Discussion
 - (5) November 5th – Distinctive Neighborhood Program
 - (6) February 6, 2009 – HLC Retreat
Commissioners indicated support of one full-day retreat for 08-09

ADJOURNMENT