



## **HISTORIC LANDMARKS COMMISSION**

### **AGENDA**

**September 4, 2019**

**Regular Meeting**

**6:30 p.m.**

**City Council Chambers**

**200 East Santa Clara Street**

**San José, CA 95113**

### **Commission Members**

**Edward Saum, Chair**

**Paul Boehm, Vice Chair**

**Harriett Arnold**

**Anthony Raynsford**

**Stephen Polcyn**

**Rachel Royer**

**Eric Hirst**

**Rosalynn Hughey, Director**

**Department of Planning, Building & Code Enforcement**

### **Note**

To request an accommodation for City-sponsored meetings or events or an alternative format for printed materials, please call Support Staff at 408-535-3505 or 408-294-9337 (TTY) as soon as possible, but at least three business days before any meeting or event. If you requested such an accommodation, please identify yourself to the technician seated at the staff table. If you did not call in advance and do now need assistance, please see the technician.

### **NOTICE TO THE PUBLIC**

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 two minutes.*
- 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. All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Planning, Building and Code Enforcement at San José City Hall, 200 E. Santa Clara Street, 3<sup>rd</sup> Floor Tower, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body.

**AGENDA**  
**ORDER OF BUSINESS**

**WELCOME**

**ROLL CALL**

**Present:** Commissioners Boehm, Arnold, Polcyn, Hirst, Raynsford, Royer, and Saum

**Absent:** Commissioner Royer

**1. DEFERRALS**

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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.

**No Items**

**2. CONSENT CALENDAR**

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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

**No Items**

**3. PUBLIC HEARINGS**

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- a. [HP19-004](#). Historic Preservation Permit for a comprehensive renovation of Pellier Park, a City park located at the northeast corner of Saint James Street and Terraine Street (City of San Jose Historic Landmark No. HL77-3 and State Historical Landmark No. 434). A Historic Preservation Permit is required for changes to a designated City Landmark property located on the intersection of West Saint James and Terraine Street (west of City Heights condominiums) (183 West Saint James Street) (City of San Jose, Owner). Council District: 3. CEQA: Addendum to the Brandenburg Mixed Use Project/North San Pedro Housing Sites Environmental Impact Report.

***PROJECT MANAGER, RINA SHAH, PBCE***

**Recommendation:** Recommend that the Planning Director approve the Historic Preservation Permit.

*Robin Spear, from San Jose Parks, Recreation & Neighborhood Services, provided background on how the park was established through the community work of groups such as the clammers to create a commemorative park and designate the site as such in 1977. The current plan calls for a passive rather than active park. Michael Ogilvie from the Office of Cultural Affairs discussed the project review process through the City's Arts Commission. Commissioners discussed the quality and character of the proposed purple color and had concerns over the appropriateness for a commemorative park. Commissioners did not see enough detail in the proposal for the plaque wall. After discussion, the Commission voted 6 to 1 in favor to recommending approval of the Historic Preservation Permit HP19-004 with the condition that a mock-up of the plaque wall be presented to the Historic Landmarks Commission once further details are developed.*

- b. **H19-016 (City View Plaza Project).** Site Development Permit to allow demolition of buildings, structures, and features totaling 960,567 square feet on the City View Plaza site, including demolition of a 27,703-square-foot commercial building (Candidate City Landmark, Sumitomo Bank) and development of a an office complex totaling approximately 3.4 million square feet over a subterranean parking garage on an approximately 6.9-gross acre site bounded by Park Avenue, Almaden Boulevard, San Fernando Street, and Market Street. *Deferred from 08/07/19.*

**PROJECT MANAGER,** CASSANDRA VAN DER ZWEEP, PBCE

**Recommendation:** Review the proposed Site Development Permit (H19-016) project plans for Cityview Plaza (Attachment 1); receive public comments; and provide recommendations regarding the scope of the analysis for the proposed project, historic analysis, and California Environmental Quality Act (CEQA) review.

*A representative from the project team of Gensler presented an overview of the Project. The project was developed to provide a vision of San Jose as the Capitol of Silicon Valley and to be consistent with the 2040 General Plan. The project is intended to provide a purposeful vision, a landmark destination, and a guiding light for the location. The combination of courtyards, among three towers with pedestrian bridges connecting occupied spaced, and state of the art sustainable design is directed for long-term, high quality development. The representative provided illustrations with views of the project in relationship to the Plaza de Caesar Chavez.*

*The representative described the 1971 bank building as a part of the original Park Center Plaza development, the recognizable Brutalist style building has a large center mass, little articulation, and is built of concrete and dark glass. The challenges they found relate to occupancy, daylight, adaptive reuse challenges, public access issues, and active frontages. Because the project includes underground parking, preservation of the Brutalist style building would be an obstacle. The representative discussed various options they considered for recognizing the importance of the building including providing a 3D model of the*

*building, interpretive displays, digital scans, recognize the location onsite with a marker, and providing various commemorate experiences.*

*Andre Luthard representing PAC\* SJ reminded the Commission of the loss of the Library replaced with an unremarkable building. He explained that styles come in and out of favor. He described the significance of Caesar Pelli, the building's original designer and how he was invited to make Park Center Plaza a successful destination. He described how all policies of the general plan should be viewed as important and that historic preservation policies should be given equal weight as housing, office, and other important goals. He urged strong support for preservation of a Candidate City Landmark.*

*Commissioners had the following comments:*

- *Commissioners had questions about height and number of stories in relationship to other buildings in the area and noted other landmarks in the area.*
- *Commissioner Arnold had concerns about the impacts on historic properties and felt disconcerting. Against surrounding landmarks, they get lost with the project.*
- *Commissioners felt the height seems imposing against surrounding landmarks.*
- *Commissioners felt a high level of concern over the proposed loss of the Caesar Pelli building and that this is an important corner location with an association with other nearby landmarks.*
- *Commissioner Hurst asked about incompatibility with the 2040 General Plan as stated in the historic report. Historic Preservation Officer, Juliet Arroyo, clarified that that finding was directed at the historic preservation section of the General Plan.*
- *Commissioners mentioned other Brutalist style buildings on the San Jose State campus.*
- *Commissioners asked the representative about integrating the Caesar Pelli building into the proposed development and if they can explore ways that the design could be pulled back and still achieve the development program. Commissioners asked if the project team can explore design options.*

c. **Adding, Modifying, and Deleting Properties on the Historic Resources Inventory:**

Review procedures to add, modify, and delete properties on the Historic Resources Inventory (HRI) and consider upcoming additions to the HRI.

**PROJECT MANAGER, Juliet Arroyo, HPO**

**Recommendation:** No recommendation. Discuss procedures and consider upcoming additions.

*Juliet Arroyo, Historic Preservation Officer, explained the process of adding, deleting and modifying properties on the Historic Resources Inventory and the role of the Commission. She explained that properties have not been added in over 10 years and that she is developing a process of involving the property owners, although owner consent is not required. Properties to be brought before the Commission for their consideration*

*include properties previously discussed including the Chicano Murals, 1020 N. 4<sup>th</sup> Street, The IBM/Temple Laundry Building, and others.*

d. **Historic Landmarks Commission Annual Retreat:**  
*PROJECT MANAGER, Juliet Arroyo, HPO*

**Recommendation:** No recommendation. Discuss topics and speakers for Annual Historic Landmarks Commission retreat scheduled for October 2019 from 1pm to 5pm at City Hall.

*Juliet Arroyo, Historic Preservation Officer, presented a draft of the retreat agenda for comments. Commissioners decided that October 11, 2019 was the best date given the Commissioners' schedules.*

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

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No Items

#### **5. OPEN FORUM**

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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.

#### **6. GOOD AND WELFARE**

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a. **Report from Secretary, Planning Commission, and City Council**

- i. Past Agenda Items: No items.
- ii. Future Potential Agenda Items: Museum Place II (SPA-17-031-01), Sobrato Block 8 (H19-033).
- iii. Summary of communications received by the Historic Landmarks Commission.

b. **[Election of Chair and Vice Chair](#)**

*After nominations and presentations, the Commission voted to elect Ed Saum as Chair and Paul Boehm as Vice Chair.*

c. **Report from Committees**

- i. Design Review Subcommittee: No meeting held on August 21, 2019. Next meeting scheduled for September 18 to review the 4<sup>th</sup> and Saint John Street housing project.

*The Commission recognized no DRC meeting was held on August 21, 2019 to report on and discussed attendance at the next DRC meeting.*

d. **Approval of Action Minutes**

- i. **Recommendation:** Approval of Action Minutes for the Historic Landmarks Commission Meeting of [August 7, 2019](#).

*The Commissioners voted unanimously to approve the Action Minutes.*

e. **Status of Circulating Environmental Documents**

*The Commissioners voted unanimously to agenzize a discussion of the Draft Environmental Impact Reports for the Almaden Corner Hotel project and the Winchester Ranch Residential project for the October 2, 2019 Commission meeting.*

## **ADJOURNMENT**

# CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

## 1. Public Meeting Decorum:

- a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

## 2. Signs, Objects or Symbolic Material:

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
  - No objects will be larger than 2 feet by 3 feet.
  - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
  - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.



## **CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)**

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:
  - a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
  - b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
  - c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
  - d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
  - e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
  - f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
  - g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.