



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

WEDNESDAY, JUNE 20, 2018

1:00 – 2:00 P.M.

City Hall Tower

200 East Santa Clara Street

ROOM T-332

COMMITTEE MEMBERS

Edward Saum, HLC Chair

Anthony Raynsford

Stephen Polcyn (Absent)

Design Review Committee Meeting Goal: Discuss preliminary project design and provide design comments to the Historic Landmarks Commission.

Proposed projects for consideration:

1. **Preliminary Review Request (PRE 18-076 in process, 270 W. Santa Clara St):** Early design review of a proposed 19-story, 220-room, hotel tower in the Downtown, next to the National Register De Anza Hotel. The site is .20 acres and is currently vacant. Council District 3.

PROJECT MANAGER, NIZAR SLIM

The project applicant presented the proposal to the committee members. The team stated that the site is currently vacant and was previously a parking lot. There are aviation height restrictions and the project would be a zero lot line development. The project design includes an inward cutback at datum line to recognize the neighboring De Anza Hotel height and is setback to maintain visibility of the painted “diving lady” wall sign.

Primary comments expressed by the Subcommittee’s discussion:

- *The project feels like it competes with the historic De Anza Hotel.*
- *Consider extending vocabulary of neighboring Axis tower.*
- *Angels of project are interesting but tend to compete with De Anza Hotel.*
- *Design needs to acknowledge where the stepped roof line of the De Anza Hotel exists.*
- *The chamfered edge does not sufficiently respond to the De Anza Hotel.*
- *The asymmetrical project design is interesting but not respectful of the De Anza Hotel.*



- *Not sure that the datum line needs to be carried by way of an angled element.*
- *Leave the fire/curtain wall simple; a neutral color on the curtain wall would lessen the contrast, this wall needs attention.*
- *The canopy could be designed differently, maybe the open rooftop patio could be moved to the opposite side of the building.*
- *Perhaps the chamfered edge and cantilever could be moved to the opposite side of the building.*
- *The De Anza Hotel has an emphasis on the vertical elements, perhaps some of that rhythm could be incorporated into the project.*
- *Add some type of articulation to provide a stronger acknowledgement of the roofline/height of the De Anza Hotel such as use of window panes or building materials patterned to reflect the adjacent De Anza Hotel roof lines.*
- *Perhaps add a strong belt line element at the second floor to complement the second level arches, horizontally oriented, of the De Anza Hotel, reflecting the two belt lines that exist.*
- *Articulations to acknowledge the De Anza Hotel horizontal elements could be just to the portion adjacent to the historic hotel, not necessarily across the entire building.*
- *Appreciate the intent of “leaning over” but does not give respect to the historic.*
- *Material change can be used for articulation between the two.*
- *Side facing De Anza Hotel can be more neutral.*
- *A “ghost” mural may work on the firewall portion facing the De Anza Hotel.*
- *Consider the design as prominent from the east including from Diridon Station.*
- *Overall need for stronger acknowledgement of the De Anza Hotel in a modern way.*
- *The current design does not appear to look enough at the relationship between each building.*
- *Combined, comments are intended to result in a better project design.*