CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

STAFF REPORT

Hearing Date/Agenda Number
H.L.C. 1/8/03 Item #8.b.

File Number
PDC 02-083

Application Type
Planned Development Rezoning

Council District
3

Planning Area
Central

Assessor's Parcel Number(s)
467-47-100, 467-47-101

PROJECT DESCRIPTION

Completed by: John Davidson

Location: Northeast corner of E. William and S. Third Streets

Gross Acreage: 0.44 Net Acreage: 0.41 Net Density: 31 DU/AC (see analysis)

Existing Zoning: R-M Multiple Residence Existing Use: Vacant lot, four-unit apartment building

Proposed Zoning: A(PD) Planned Development Proposed Use: Eleven-bed emergency shelter, social services center, administrative offices, and nine multi-family attached residential units

GENERAL PLAN

Completed by: JED

Land Use/Transportation Diagram Designation
Residential Support for the Core (25+ DU/AC)

Project Conformance:
[ ] Yes [ ] No
[ ] See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: JED

North:	Apartments	R-M Multiple Residence
East:	Apartments	CG General Commercial
South:	Duplex and Apartments	R-M Multiple Residence
West:	Apartments	R-M Multiple Residence

ENVIRONMENTAL STATUS

Completed by: JED

[x] Environmental Impact Report certified 4/27/99
[ ] Negative Declaration circulated on
[ ] Negative Declaration adopted on

[ ] Exempt
[ ] Environmental Review Incomplete

FILE HISTORY

Completed by: JED

Annexation Title: Original City Date: March 27, 1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

[X] Approval
[ ] Approval with Conditions
[ ] Denial

Date: _____

Approved by: _____
[ ] Action
[ ] Recommendation

APPLICANT/OWNER

The Redevelopment Agency of the City of San Jose
50 West San Fernando Street, Ste. 1100
San Jose, CA 95113

DEVELOPER

Emergency Housing Consortium
attn: Cristy Hamley
2011 Little Orchard Street
San Jose, CA 95125

BACKGROUND

The applicant, in a joint project with the City of San Jose Redevelopment Agency, the Santa Clara County Housing Authority, and the nonprofit organization City Year is proposing a mixed-use project, which includes an emergency shelter, social services center, drop-in center and administrative offices for the Emergency Housing consortium, and nine apartment units for use by City Year and the Transitional Living Program. The project is located at the northeast corner of S. Third and E. William Streets on a 0.44 gross acre site, within the downtown core area.

Two parcels comprise the subject site. One of the parcels is currently vacant, while a nonsignificant, one-story four-unit apartment building is located on the other parcel. The apartment building will be demolished. The historic Greeninger House, currently located at 494 S. Almaden Avenue, would be relocated to the site as part of the project.

The two- and three-story project will incorporate both new construction, and the historic Greeninger House, relocated from 494 S. Almaden Avenue. The Greeninger House is proposed to be located on the corner of S. Third and E. William Streets and be attached at its Southwest corner to the new construction. It will include the administrative offices, a drop-in center and an accessible residential unit on the second floor. The new construction will include residential units, an emergency center, drop-in center as well as office and educational space. A courtyard will be created between the Greeninger House and the new construction, and will incorporate an existing mature oak tree.

The City Council, through the proposed rezoning, will establish allowable uses, project density, and development standards and regulations, including height limits, setbacks, parking requirements, and environmental mitigation. The site is within the permitting jurisdiction of the the City of San jose Redevelopment Agency. The Planned Development (PD) permit for final architectural design and detailing based upon the proposed rezoning will be processed by Agency staff. Agency staff will bring the more detailed PD Permit plans before the Historic Landmarks Commission prior to the Redevelopment Agency Director's decision on the permit.

The Greeninger House was evaluated in the Downtown Core Historic Resources Survey (DPR attached) as a Candidate City Landmark and described in the following way:

> This two-story residence creates an imposing presence at the corner of Almaden Avenue and Balbach Street. It is a unique transitional style with a concentration of Prairie style elements as well as some earlier Victorian design details. This wood-frame structure has a moderate-slope-hipped roof with a low hipped eyebrow dormer on the west side. The roof is currently covered with composition shingles. There are small horizontal ventilation windows in the dormer.
>
> The house has a rounded corner and the roof hip is rounded as well. The moderately deep eaves feature exposed rafter tails and a wide frieze band below. The frieze touches the upper level window header apron for the upper windows and a flat representation of a cornice for the first floor. The shingle siding is a holdover from earlier Victorian detailing, but the proportions are Prairie style. Between the upper-level windows, the house is sided

with tri-bevel drop siding. The body of the first floor is covered with horizontal v-groove drop siding.

Some of the double-hung windows have replacement sashes. There is more than one entrance to this residence. A pair of entrances face Almaden Avenue. Another main entry is via a recessed porch that opens onto Balbach Street. The Almaden Avenue porch is one of recent manufacture and has a replacement railing; however, what appear to be original decorative flat hoods protect the doorways. The house is raised above grade and is sited behind a small yard.

Surrounding uses are residential on all four sides, and are generally multi-family in nature, with the occasional duplex.

The project's unit mix includes two one-bedroom units, five two-bedroom units, and a single three-bedroom unit. The majority of project parking occurs below grade in a basement garage, with a single parking space at grade level. The new building is finished in stucco at the ground level, and horizontal wood siding at the second and third floor levels. Other materials include composition shingle roofing, and with a wood-framed windows. The parking garage is accessed from William Street, and pedestrian entrances are located along both frontages.

The project was reviewed at the November 18, 2002 Landmarks Design Review Subcommittee meeting. The synopsis of the meeting is as follows:

The Subcommittee originally reviewed the project in April 2002.

In general, the design has progressed and is sensitive to the problem of differentiating the original structure from the new, compatible addition. The comments relate to the following standards:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The subcommittee made the following comments at that time:

? The corner of the original structure, which has been removed at the side entry, is unfortunate. Ideally, the structure would be left intact and added onto. Minimally, the historic location of the corner should be carefully marked and the new addition should be clearly differentiated with materials, colors and construction joints.
? Existing windows on historic structure should be restored, replacement windows should be simple wooden double-hung with no divided lights in order to differentiate from new design.

? The new porch addition should be differentiated from the historic structure by color and construction joint/connection.

Committee members stated that the dormers facing the house on Third Street dwarfed the historic house and that the proportions and location of the new building on E. William Street also dwarfed the historic house.

Committee members agreed with the Secretary of the Interior's Standards Review report conducted by the Dill Design Group (attached) that observed that the massing of the E. William Street elevation of the new building is too large and too close to the historic building. The Committee recommended:

1) Setting the third story back in the same manner as the third story on S. Third Street will be set back, and/or
2) Reducing the width of the bay of the new building on E. William Street, and/or
3) Removing or setting back the 1910 side porch on E. William Street to differentiate the new building from the historic house.

ENVIRONMENTAL REVIEW

The environmental impacts of this project were addressed by a Final SEIR entitled, "Downtown Strategy Plan," and certified on April 27, 1999, by the City of San Jose City Council. Additional site-specific environmental analysis has been completed for the project, including preparation of a Secretary of the Interior's Standards Review, noise report, tree survey, and soils report. Mitigation measures identified in these reports have been incorporated into the project, so that the project will not have an unacceptable environmental impact.

GENERAL PLAN CONFORMANCE

The proposal is consistent with the San Jose 2020 General Plan Land Use/Transportation designation of Residential Support for the Core (25+ DU/AC). This designation allows high density residential uses to create a balanced community for the urban core of San Jose. The project density has been calculated at 31 DU/AC. The density was calculated by figuring the density for the nine apartment units and combining that with the population-dwelling equivalent density for the eleven-bed emergency shelter.

ANALYSIS

The primary historic project issue is the relationship between the relocated Greeninger House and the new construction proposed for the site.

In November 2002, the Dill Design Group prepared a Secretary of the Interior's Standards Review (attached) for the proposed relocation and addition to the Greeninger House. Dill found the project consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties with one exception. The major inconsistency that the report finds with the Secretary of the Interiors Standard's is the relationship between the Greeninger House and the new construction along E. William Street (Standard #9). The historic report states:

> "The one portion of the project that is not compatible with the massing and the scale of the historic residence is along E. William Street. The three-story massing of the new addition, even with slightly recessed gable, is too large and too close in relation to the historic two-story house. It is recommended either that the third story be set further back from William Street, leaving a two-story wing adjacent to the historic house, or that the street elevation and gabled end of this wing be narrowed, lengthening the hyphen. The visual separation of the new project from the historic house would make the addition more compatible in massing and scale with the historic resource."

The applicant resubmitted plans on December 11, 2002 that attempt to address this issue. Pages 1.1-1.3 of the revised plans show floor plans and elevations of the proposed new construction. The revised third floor is now set back an additional five feet from William Street, and the large shed dormer facing the Greeninger House has been removed from the project and replaced with an open balcony.

The revised project does not set the third story as far back as proposed in the Dill review, but the removal of the shed dormer results in an improved separation between the new construction and the Greeninger House. This change significantly reduces the overall bulk of the new construction, and allows the project applicant to achieve the majority of their program objectives.

It is Staff's opinion that this change brings the new construction along William Street into conformance with the Secretary of the Interior's Standards, and in particular Standard #9, in that the proposed addition is compatible in size, materials, and massing with the Greeninger House.

RECOMMENDATION

Planning staff recommends the Historic Landmarks Commission recommend approval of the proposed project with the following recommendations as stated by the Design Review subcommittee:

- ? The historic location of the corner should be marked and the new addition should be clearly differentiated with materials, colors and construction joints.
- ? Existing windows on historic structure should be restored, replacement windows should be simple wooden double-hung with no divided lights in order to differentiate from new design.
- ? The new porch addition should be differentiated from the historic structure by color and construction joint/connection.

The Landmarks Commission's recommendation and comments will be forwarded to the Planning Commission, scheduled to consider the project January 22, 2003, and City Council, scheduled to consider the project February 18, 2003.

c: Don Lusty, Santa Clara County Housing Authority, 505 W. Julian Street, San Jose, CA 95110
Brad Cox, Anderson-Brulé Architects, 325 S. First Street, Fourth Floor, San Jose, CA 95113