

RESOLUTION NO. 74140

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE
APPROVING A HISTORIC LANDMARK PRESERVATION AGREEMENT
WITH JAMES FOX ON BEHALF OF PACIFIC PROPERTIES III FOR
THE SAINTE CLAIRE BUILDING (CITY LANDMARK NO. HL01-126)**

MA07-012

WHEREAS, California Government Code Section 50280, et seq. and Chapter 13.48 of Title 13 of the San Jose Municipal Code authorize the City of San Jose to enter into agreements with the owner of qualified historical property to provide for the use, maintenance and restoration of such historical property so to retain its characteristics as property of historical significance; and

WHEREAS, James Fox on behalf of Pacific Properties III possesses fee title in and to that certain real property, together with associated structures and improvements thereon, generally located at the street address 301 South First Street, City Landmark No. HL01-126 (hereinafter referred to as the "Historic Landmark") and

WHEREAS, the City Council, on October 16, 2007, initiated proceedings pursuant to said Chapter 13.48 of Title 13 for consideration of such landmark designation; and

WHEREAS, on October 2, 2001 the City Council of the City of San Jose adopted its Resolution No. 70637 thereby declaring and designating the Historic Landmark as a historic landmark pursuant to the terms and provisions of Chapter 13.48 of the San Jose Municipal Code; and

WHEREAS, the City of San Jose and James Fox on behalf of Pacific Properties III, for their mutual benefit, now desire to enter into an agreement both to protect and preserve the characteristics of historical significance of the Historic Landmark and to qualify the Historic Landmark for an assessment of valuation pursuant to the provisions of Chapter 3, of Part 2, of Division 1 of the California Revenue and Taxation Code; and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Historic Landmarks Commission did, on November 7, 2007 at 6:00 p.m.,

conduct a public hearing on a Historic Landmark Preservation Agreement for the Historic Landmark and recommend approval of that agreement (hereinafter "Agreement"); and

WHEREAS, a copy of the Agreement upon which such recommendation was made is on file in the Office of the City Clerk of the City of San Jose; and

WHEREAS, the subject property upon which the Historic Landmark is situated is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Council did give notice that on December 4, 2007 at 1:30 p.m., or as soon thereafter as said matter could be heard, this Council would, in the City Hall of the City of San Jose, 200 East Santa Clara Street, San Jose, California, hold a public hearing on said Agreement at which hearing any and all persons interested in said Agreement could appear and avail themselves of an opportunity to be heard and to present their views with respect to said proposed Agreement; and

WHEREAS, at the aforesaid time and place set for hearing, or to which the hearing was continued, this Council duly met, convened, and gave all persons full opportunity to be heard to present their views with respect to said proposed Agreement.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN JOSE THAT:

SECTION 1. In accordance with the provisions of Chapter 13.48 of Title 13 of the San Jose Municipal Code, this Council does hereby approve the Historic Landmark Preservation Agreement with James Fox on behalf of Pacific Properties III, owner of the Sainte Claire Building (City Landmark No. HL01-126) located at 301 South First Street, and makes the following findings:

- a. The Agreement is consistent with the General Plan, in that the proposed Agreement is consistent with General Plan Historic, Archeological and Cultural Resources Policies that state that the City should utilize a variety of techniques

and measures to serve as incentives toward fostering the rehabilitation of individual buildings and districts of historic significance

- b. The Agreement would provide greater protection for the Historic Landmark property than is otherwise provided by the provisions of San Jose Municipal Code Chapter 13.48 in that the owner, in partnership with the City, may use property tax relief to rehabilitate and maintain the property in accordance with the preservation plan, Exhibit "C" of the Agreement; and
- c. The Agreement complies with the requirements of Section 13.48.520 of Chapter 13.48 of Title 13 of the San Jose Municipal Code in that the Agreement incorporates the Municipal Code's required provisions for Historic Property Contracts, including the following: a description of the Landmark Property subject to the Agreement, a provision that the term of the Agreement is a minimum period of ten (10) years, specific conditions requiring preservation of the Landmark, provision for the periodic examination of property, and a requirement that the property owner annually expend an amount equal to a minimum of 10% of the tax savings resulting from the Agreement , and a provision that the Agreement is binding upon and shall inure to the benefit of all successors in interest of the owner in the property.

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SECTION 2. Pursuant to the San Jose Municipal Code, Chapter 13.48, the City Clerk is hereby directed to notify the owner of the Historic Landmark subject to the Agreement and directed to record the Agreement in the Office of the Recorder of the County of Santa Clara.

ADOPTED this 4th day of December, 2007, by the following vote:

AYES:	CAMPOS, CHIRCO, CHU, CONSTANT, CORTESE, OLIVERIO, PYLE, WILLIAMS; REED
NOES:	NONE
ABSENT:	LICCARDO, NGUYEN
DISQUALIFIED:	NONE

CHUCK REED
Mayor

ATTEST:

LEE PRICE, MMC
City Clerk