



HLC AGENDA: 4/7/10

ITEM: 4.a.

# Memorandum

**TO:** HISTORIC LANDMARKS  
COMMISSION

**FROM:** Joseph Horwedel

**SUBJECT:** SEE BELOW

**DATE:** April 5, 2010

**COUNCIL DISTRICT:** Citywide

**SNI AREA:** All

**SUBJECT: AMENDMENTS TO CHAPTER 17.38 - MAINTENANCE AND  
REHABILITATION OF NEGLECTED OR ABANDONED BUILDINGS**

## **RECOMMENDATION**

Recommend that the Historic Landmarks Commission recommend that the City Council adopt amendments to San Jose Municipal Code Chapter 17.38 and retitle from Neglected Vacant Houses to Maintenance and Rehabilitation of Neglected Vacant or Abandoned Buildings.

## **OUTCOME**

If the Council approves the proposed amendments, property owners of all vacant buildings will be required to provide enhanced security and property maintenance for buildings that have been deemed neglected. In addition, once deemed neglected the property owner will be required to register the neglected vacant building into the neglected vacant building registration program which will allow the City of San Jose to recover costs associated with routine inspections of the property. Further, the amendments will include enhance fire protection requirements for buildings that have been classified as historical.

## **BACKGROUND**

The San Jose City Council adopted San Jose Municipal Code Section 17.38, Neglected Vacant Houses for the purposes of establishing security and property maintenance standards for vacant houses. In addition, Section 17.38 requires a property owner, found in violation of the security and maintenance standards, to register the vacant house into the Neglected Vacant House Monitoring Program, which allows the City to recover staff costs for monitoring the property for a minimum of 6 months. In amending the Ordinance, the City will now require that property owners of *neglected vacant buildings* be held to the same standards as property owners of *neglected vacant houses*. In addition, the amendment sets forth specific standards and protections to assist in the preservation of San Jose's historical structures.

## **ANALYSIS**

In adopting the *Neglected Vacant House Ordinance* the City Council set forth specific security and property maintenance standards to ensure that the vacant house would not create a public nuisance. Many of the requirements as described in 17.38 would apply to commercial, industrial and historical buildings, namely:

- The building(s) must be maintained in a secure manner so as to prevent unauthorized entry;
- The building(s) shall be maintained in a manner that does not create an unreasonable risk of fire, including the removal of weeds or other hazardous materials;
- The exterior of the property must be maintained free of debris, combustible materials, garbage and litter;
- The property landscaping must be maintained and graffiti must be removed promptly.

The amended Ordinance will require the property owner of any neglected vacant structure to maintain the property in “a manner, which minimizes the appearance of vacancy...” Further, the Ordinance will emphasize that the property shall be kept in such condition as not to create the appearance of an unsecured, unoccupied structure or hazard to public safety.

Any person, which may include the Property Owner or a designated responsible Party, should the Property live more than sixty (60) miles from the subject property or any person that is in control of the property, e.g., a Real Estate Agent, Mortgage Lender, that fails to maintain the property in accordance with the security and maintenance standards is required to *register* the building as a Neglected Vacant Building and will be billed by the City of San Jose for inspection costs, incurred by Code Enforcement, for ensuring compliance with the security/maintenance standards approved by this amendment. The inspection costs are adopted by resolution of the City Council as part of the Schedule of Fees and Charges.

In addition, the amended Ordinance has been expanded to include the following additional features:

- Property Owners will be required to maintain all buildings on the property in a secure manner, including garages, shed and other accessory structures;
- Property Owners of vacant buildings may not have a building vacant longer than 180 days unless an active building permit has been issued, the property is offered for sale, lease or rent, and routinely monitored by the property owner or designated responsible agent, and maintained in compliance with the security and maintenance standards;
- The definition of the “person in control” is expanded to include any person, partnership, association, company, corporation, entity, financial institutions, or fiduciary possessing a legal, promissory or equitable title or interest in the subject property;
- It requires that the property owner maintain any existing fire sprinkler systems and private fire hydrants unless allowed to be removed pursuant to written authorization by the City of San Jose’s Fire Marshall;

- In an effort to minimize the blight affect of boarded windows and doors, visible from the public rights-of-way, Property Owners will be required to replace/repair broken windows and doors visible from the public rights-of-way;
- The property Owner/Responsible Party will be required to post the name and phone number of the person(s) responsible for maintaining the property;
- *All* properties and buildings that are vacant and not maintained in a secure condition or wherein the exterior of the properties are not maintained, the Property Owner/Responsible Party, will be required to register the property in the *Neglected Vacant Building Monitoring Program*;

### **Historic Property Protections**

In an effort to safeguard San Jose's historical structures additional requirements, in addition to the requirements described above, have been added in an effort to preserve these buildings. Historical buildings have been defined as follows, "any building or structure that is listed on (1) the National Register of Historic Places, (2) the California Register of Historic resources, or (3) the City of San Jose Register of Historic Landmarks. (*A copy of the buildings/structures so identified is attached*) In addition to the security and maintenance standards previously identified, historical buildings or structures, will be required to have the following protections:

- The building or structure shall maintain an operating alarm system within the property; or
- Install an operating alarm system within the property;
- *All* operating alarm systems or installed alarm systems must be reviewed and approved by the Fire Marshall

Examples of alarm systems that may be required include, security alarm systems, fire alarm systems, fire sprinkler systems, visual alarm systems, smoke detector, or similar types of alarm systems.

The proposed Ordinance would provide the authority to the City to require the Property Owner/Responsible Party to implement additional maintenance, security fire or other corrective or preventive measures as may be required to ensure that the building or structure does not constitute a public nuisance.

### **PUBLIC OUTREACH/INTEREST**

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Historic Landmarks Commission

**Subject: Adoption of Amendments to Chapter 17.38**

April 5, 2010

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This memorandum will be posted on the City's website and on the front page of the Code Enforcement Division webpage, to provide Code Enforcement customers an opportunity to send comments to staff and participate in the Council meeting.

**COORDINATION**

This memorandum was coordinated with the Office of the City Attorney, Fire Department and the Budget Office.

**CEQA**

Categorically Exempt, CEQA Guidelines Section 15308.



JOSEPH HORWEDEL, DIRECTOR  
Planning, Building and Code Enforcement

For questions please contact Michael Hannon, Code Enforcement Official, at (408) 277-4703.

**DRAFT**

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF SAN JOSE AMENDING  
CHAPTER 17.38 OF TITLE 17 OF THE SAN JOSE  
MUNICIPAL CODE TO REQUIRE THE MAINTENANCE OF  
VACANT BUILDINGS AND REGISTRATION OF  
NEGLECTED VACANT OR ABANDONED BUILDINGS**

**WHEREAS**, on \_\_\_\_\_, this Ordinance was found to be categorically exempt from environmental review per the provisions of Section 15061(b)(3) of the California Environmental Quality Act of 1970, as amended, under File No. PP \_\_\_\_\_; and

**WHEREAS**, the presence of vacant, neglected, or abandoned buildings can lead to neighborhood decline, create an attractive public nuisance, lower property values, and discourage economic development in the area; and

**WHEREAS**, the responsibilities of maintaining vacant, neglected, or abandoned buildings are with the owners, lenders, trustees, or others with property interests in the vacant, neglected, or abandoned buildings; and

**WHEREAS**, certain owners, lenders, trustees, or others with property interests in the vacant, neglected, or abandoned buildings have failed to adequately maintain and secure these buildings in the City of San José ("City"); and

**WHEREAS**, City has an interest to protect its neighborhoods from decline and devaluation; and

**WHEREAS**, on August 6, 2008 and April 7, 2010 the Historic Landmark Commission met, reviewed, and discussed the proposed Ordinance and \_\_\_\_\_ the City Council adopt the proposed Ordinance; and

**NOW, THEREFORE**, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:

Chapter 17.38 of Title 17 of the San José Municipal Code is amended to read as follows:

**CHAPTER 17.38**  
**MAINTENANCE AND REHABILITATION OF NEGLECTED VACANT OR**  
**ABANDONED BUILDINGS**

**Part 1**

**General Provisions**

**17.38.010 Purpose**

Neglected vacant or abandoned buildings are a major source of blight in the City of San José and pose serious threats to the public's health, safety and welfare. They attract children, vagrants, gang members, and criminal activities. They are also vulnerable to fire set by transients or others using the property illegally. The presence of neglected vacant or abandoned buildings can lead to neighborhood decline, create an attractive public nuisance, lower property values, and discourage economic development in the area.

It is the responsibility of property owners, lenders, trustees, or others with property, equitable, or legal interests in the neglected vacant or abandoned buildings, including without limitation, historic buildings or structures, to maintain, secure, and prevent these buildings from becoming a burden to the neighborhood and community or a threat to the public health, safety and welfare. The purpose of this Chapter is to provide standards for maintaining vacant and abandoned buildings and to establish a monitoring program for those that are neglected.

**17.38.020 Definitions**

The definitions set forth in this Part shall govern the application and interpretation of this Chapter.

A. "Abandoned" means a Property, including a residence, building, structure, or any structural improvement on real property, that is Vacant and is (i) under a current Notice of Default and/or Notice of Trustee's Sale; (ii) subject to Foreclosure sale where title

was retained by the Beneficiary of a Deed of Trust; or (iii) transferred under a Deed In-Lieu of Foreclosure/Sale.

- B. “Beneficiary” means a lender under a note secured by a Deed of Trust.
- C. “Deed In-Lieu of Foreclosure/Sale” means a recorded document that transfers ownership of real property from the Trustor to the holder of a Deed of Trust upon consent of the Beneficiary of the Deed of Trust.
- D. “Deed of Trust” means an instrument by which title to real property is transferred to a third party Trustee as security for a real estate loan. This definition applies to any and all subsequent Deeds of Trusts.
- E. “Default” means the failure to comply or fulfill any contractual obligation under the Deed of Trust.
- F. “Director” means the Director of Planning, Building and Code Enforcement, or such other director designated by the City Manager to administer this Chapter.
- G. “Foreclosure” means the process by which real property, placed as security for a real estate loan, is sold at an auction to satisfy the debt when the Trustor (borrower) Defaults on the real estate loan.
- H. “Historic” means any building or structure that is listed on (1) the National Register of Historic Places, (2) the California Register of Historic Resources, or (3) the City of San José Register of Historic Landmarks.
- I. “Neglected Vacant” building or structure means any Vacant building or structure that is not maintained in accordance with this Chapter.
- J. “Notice of Default” means a recorded notice that a Default has occurred under a Deed of Trust and the Beneficiary intends to proceed with a Trustee’s sale of the real property or asserts any of its rights under the Deed of Trust.
- K. “Owner” means any person, partnership, association, company, corporation, entity, financial institutions, or fiduciary having a legal, possessory, or equitable title or any interest in a Property.

L. “Property” means any improved real property, or portion thereof, situated in the City and includes any residence, building, structure or any other improvement located on the real property.

M. “Trustee” means any person, partnership, association, company, corporation, or any other person or entity holding a Deed of Trust on a Property.

N. “Trustor” means a borrower under a Deed of Trust who deeds Property to a Trustee as security for the payment of a debt.

O. “Vacant” means any building or structure which has remained unoccupied for a period of more than thirty (30) calendar days or which has been occupied by any unauthorized person for any length of time. A building or structure is not deemed to be Vacant for purposes of this Chapter if any of the following circumstances exist:

1. Construction, alteration, improvements, rehabilitation, or repair is in progress pursuant to a valid, unexpired building permit.

**17.38.030 Compliance Required**

A. Every Owner of a Property shall maintain the Property in accordance with this Chapter.

B. Every Owner of a Property is liable for violation of this Chapter regardless of any contract or agreement the Owner has with any third party.

C. Except as otherwise provided herein, the Director shall have the authority to enforce the provisions of this Chapter.

**17.38.040 Public Nuisance**

Any Property in violation of this Chapter shall constitute a public nuisance.

**Part 2**  
**Maintenance Standards**

**17.38.050 Vacant or Abandoned Building**

A. It shall be unlawful for any building or structure, whether residential or commercial, to be Vacant for more than one hundred and eighty (180) calendar days unless one (1) of the following conditions exists:

1. The building or structure is subject to a active building permit for construction, alteration, modification, rehabilitation, or repair and the Owner is progressing diligently to complete the construction, alteration, modification, rehabilitation, or repair within the time frame set forth in the building permit.
2. The building or structure complies with all codes, ordinances, or laws adopted by the City, does not otherwise constitute a public nuisance, is ready for use or occupancy, and is actively being offered for sale, lease, or rent.
3. The building or structure, including the Property on which it is located, does not otherwise constitute a public nuisance and is unlikely to be become a public nuisance because the Property is actively maintained and monitored. Actively maintained and monitored shall mean the Property is in full compliance with Part 2 of this Chapter and any other applicable provisions of this Municipal Code.

B. The Owner of any Vacant or Abandoned building or structure, whether boarded by voluntary action of the Owner or as a result of enforcement activity by City, shall rehabilitate the boarded building or structure for occupancy, in accordance with all applicable code and regulations, within one hundred and eighty (180) calendar days after the building is boarded, unless the building or structure meets one of the conditions set forth in 17.38.050(A).

**17.38.060 Structural And Building Standards**

- A. All Vacant or Abandoned Property shall be maintained in a structurally sound condition and meet the following minimum building standards:
1. Complies with all applicable building codes adopted by the City of San José.
  2. All electrical, natural gas, sanitary and plumbing facilities shall be maintained in a condition which does not create a hazard to public health or safety.
  3. All fences, walls, arbors, or other similar structures, whether made of masonry, wood, metal, vinyl or other materials, shall be maintained in a structurally sound condition in accordance with Chapter 17.20 and other provisions of this Municipal Code.

**17.38.070 Fire Safety**

- A. All Vacant or Abandoned Property shall be maintained in a manner which does not create an unreasonable risk of fire and which meets the following minimum fire safety standards:
1. Complies with all applicable fire codes adopted by the City of San José.
  2. Is maintained in a manner where the Property is free of all vegetation, weeds, dry brush, trash, debris, building materials, rubbish, accumulation of newspapers, circulars, flyers, notices, except those required by law, which may constitute a safety or fire hazard.
  3. Is maintained in a manner where the Property is free of any storage of flammable liquids or other materials which would constitute a safety or fire hazard.
  4. Is maintained in a manner where the heating facilities or heating equipment are either removed pursuant to a valid permit or maintained in accordance with applicable codes and ordinances. If heating equipment is removed, any fuel supply shall be removed or terminated in accordance with applicable permits, codes and ordinances.

5. Is maintained in a manner where all existing fire protection systems are kept in operating condition in accordance with applicable codes and ordinances, unless written authorization for removal of those systems has been granted by the City of San José Fire Marshal.
6. Is maintained in a manner where no fire hydrants, including private hydrants, that provide water flow to a Property, are removed, tampered with, or taken out of service, unless authorized in writing by the City of San Jose Fire Marshal.

**17.38.080 Security Standards**

- A. All Vacant or Abandoned Property shall be maintained in a manner which secures it from any unauthorized entry and meets the following minimum security standards:
  1. All windows, doors, gates, fences or any other opening of such size that may allow access of persons, animals, or other elements, to the interior of the Property, building or structure shall be secured, locked, closed, or maintained in such a manner so as to prevent unauthorized entry. Windows, sliding doors, or similar openings shall provide either intact glazing or resistance to entry equivalent to or greater than that of a solid sheet of one-quarter-inch plywood, painted to protect it from the elements, cut to fit the opening, and securely nailed using 6D galvanized nails spaced not more than six (6) inches on the center.
  2. Doors and service openings with thresholds located ten (10) feet or less above grade, stairway, landing, ramp, porch, roof or similarly accessible area shall provide resistance to entry equivalent to or greater than that of a closed single panel or hollow core door one and three-eighths inches thick equipped with a half-inch throw deadbolt.

3. Exterior doors, other than the operable door described in 17.38.080(A)(4), may be closed from the interior of the building or structure by toe nailing them to the door frame using 10D or 16D galvanized nails.
4. There shall be at least one (1) operable door into each building or structure to allow access to all portions of the building or structure. If an existing door is operable, it may be used and secured with a suitable lock such as a hasp and padlock or a one-half inch deadbolt or deadlatch.
5. All locks shall be kept locked. When a door cannot be made operable and is not visible from the public right-of-way or neighboring Property, a door shall be constructed of three-quarter-inch CDX plywood and shall be equipped with a lock as described above.
6. There shall be a sign no less than 18" x 24" posted on the front of the exterior building or structure so it is legible from the public-right-of-way with the following information: (i) name and twenty-four (24) hour contact telephone number and address of the Owner, responsible party, or property management company; and (ii) the statement that "THIS PROPERTY MANAGED BY" with the appropriate name inserted and "TO REPORT PROBLEMS OR CONCERNS CALL" with the twenty-four (24) hour telephone number listed. The sign shall be constructed and printed with weather resistant materials.

### **17.38.090     Debris Removal**

All Vacant or Abandoned Property including all adjoining yard areas shall be maintained free of debris, combustible materials, litter, garbage, or any other item that gives the appearance the Property is Vacant or Abandoned in accordance with Chapters 9.10, 17.72, and other provisions of this Municipal Code.

### **17.38.100     Appearance**

- A. All Vacant or Abandoned Property must be maintained in a manner which minimizes the appearance of vacancy and meets the following minimum appearance standards:
- (1) The Property shall be maintained free of graffiti, tagging, or similar markings by removal or painting over within twenty-four (24) hours with similar exterior grade paint to match the color of the exterior of the building or structure in accordance with Chapters 9.57 and 9.58 and other provisions of this Municipal Code.
  - (2) Any construction, alteration, improvements, or rehabilitation shall be completed during the term of a valid building permit or building permit extension issued by the Director, Building Official, or their designee.
  - (3) All exterior surfaces visible from the public right-of-way or neighboring Properties shall be maintained to prevent entry including replacement or repair to any broken windows, doors or siding materials and be applied with sufficient paint, siding, stucco or other finish to weatherproof the vacant or abandoned building or structure and to create a sufficient appearance of repair to deter unauthorized occupation.
  - (4) All exterior surfaces not visible from the public right-of-way or neighboring properties, including any boarded windows or doors shall be applied with sufficient paint, siding, stucco or other finish to weatherproof the vacant or abandoned building or structure and to create a sufficient appearance of repair to deter unauthorized occupation.
  - (5) All landscaping, including grass, turf, trees, hedges, shrubs, flowers, and other similar materials, shall be kept in accordance with Chapter 17.72 of this Municipal Code and in such condition as not to create the appearance of a Vacant or Abandoned building or structure.
  - (6) All pools, spas, or other areas of standing water shall be kept in working order so that the water remains clear and free of pollutants or debris, unless the pools, spas, or other areas are drained and kept dry. All Properties with pools,

spas, or other areas of standing water must meet the minimum fencing requirements outlined in Chapter 17.28 of this Municipal Code and State law.

**17.38.110 Historic Vacant or Abandoned Building**

- A. This Chapter shall apply to any Historic Vacant or Abandoned building or structure located in the City of San José.
- B. In addition to any other requirement of this Chapter, any Owner of a Historic Vacant or Abandoned building or structure shall maintain an operating alarm system within the Property, install an operating alarm system within the Property, or caused to be installed an operating alarm system within the Property, approved in writing by the City of San Jose Fire Marshall until such time as the building or structure is no longer Vacant or Abandoned. Examples of the type of alarm systems that may be required are as follows: (i) security alarm system; (ii) fire alarm system; (iii) fire sprinkler system; (iv) visual alarm system; (v) smoke detector; or (vi) similar types of alarm systems.

**17.38.120 Additional Authority**

In addition to any other rights, remedies, or enforcement provided in this Chapter or Municipal Code, the Director or Director designee shall have the authority to require the Beneficiary, Trustee, and/or Owner of any Property in violation of this Chapter, to implement additional maintenance, security, fire or other corrective or preventive measures as may be reasonably required to combat the decline of the Property, such as securing the Property, installing additional lighting, or increase on-site inspections.

**Part 3**  
**Enforcement**

**17.38.130 Neglected Vacant or Abandoned Building Monitoring Program**

- A. If the Director determines that a Property is subject to this Chapter, Director shall send a notice and require the Owner of any Vacant or Abandoned building or structure to register the Property into the Neglected Vacant or Abandoned Building Monitoring Program within ten (10) calendar days of the date of the notice to register.
- B. The Owner of a Neglected Vacant or Abandoned building or structure may appeal the Director's decision to place the building or structure into the Neglected Vacant or Abandoned Building Monitoring Program by filing a notice of appeal with the Director within ten (10) days of the date of the notice.
- C. If the Director finds that a Vacant or Abandoned building or structure which has been placed in the monitoring program has not been in further violation of the provisions of this Chapter for more than six (6) consecutive months, the Director shall have the discretion to remove the building or structure from the monitoring program.

**17.38.140 Registration**

- A. The Owner of a Vacant or Abandoned building or structure which is required to register in the Neglected Vacant or Abandoned Building Monitoring Program pursuant to this Chapter shall be registered in accordance with the requirements of this Section.
- B. The registration information shall include:
  - 1. The address of the Vacant or Abandoned building or structure.
  - 2. The Assessor Parcel Number of the real property where the Vacant or Abandoned building or structure is located.
  - 3. The name, address, and telephone number of the Owner. If a notice of Default has been issued, the name, address, and phone number of the Beneficiary or Trustee on the Deed of Trust shall be included. In the case of a corporation or out of area Beneficiary or Trustee, as defined below,

the local property management company or agent responsible for the security, maintenance, and monitoring of the Property shall be included.

4. The date the building or structure became Vacant.
- C. Any change in the information provided pursuant to this Section, including but not limited to a change in ownership, shall be filed with the Director within fifteen (15) days of the change.

**17.38.150 Responsible Agent**

- A. The Owner of any Vacant or Abandoned building or structure which is subject to the registration requirements of this Chapter shall designate a responsible agent for the building or structure. Any Owner who lives within sixty (60) miles of the Vacant or Abandoned building or structure may designate himself or herself as the responsible agent.
- B. The Owner of any Vacant or Abandoned building or structure who lives more than sixty (60) miles from the building or structure shall name a responsible agent who lives within or whose place of business is within the City of San José. In the event an Owner is a corporation, association, or other type of entity, the Owner shall either have its principal place of business within the City of San José or may designate a responsible agent who has its principal place of business within the City of San José or lives within sixty (60) miles from the building or structure.
- C. The designation of responsible agent shall constitute an authorization by the Owner for the responsible agent to act on behalf of the Owner with regard to all requirements under this Chapter and may accept all notices, including all notices pursuant to this Chapter, all notices of proposed abatements or summary abatements pursuant to Title 17 of this Municipal Code, and all compliance orders and administrative orders pursuant to Chapter 1.14 of Title 1 of this Municipal Code, on behalf of the Owner.

- D. The Owner's designation of a responsible agent shall not relieve the Owner of any obligation to comply with the provisions of this Chapter.

**17.38.160 Inspections**

- A. The Owner or responsible agent of a Vacant or Abandoned building or structure which is required to be registered in the monitoring program shall inspect or cause the inspection of such Vacant or Abandoned building or structure not less than one time in every two-week period.
- B. Such Owner or responsible agent shall keep or cause to be kept a written log of all inspections. The log shall contain the following information:
  - 1. The date and time of the inspection;
  - 2. The name and signature of the person performing the inspection;
  - 3. A notation of any problems or violation identified of this Chapter or Municipal Code;
  - 4. A detail description of any corrective action performed to address any violation of this Chapter or Municipal Code.
- C. A copy of the log shall be provided to the City upon request of the Director.

**17.38.170 Fees**

- A. The Owner of a Vacant or Abandoned building or structure subject to registration shall pay the Neglected Vacant or Abandoned Building Monitoring Program registration fee as set forth in the schedule of fees adopted by resolution of the City Council. Payment of the registration fee shall be made to the City at the same time the Owner submits the registration form to the City.
- B. The fee shall be calculated on a quarterly basis and the entire fee shall be due and owing at the time of registration. Registration fees will not be prorated.

**17.38.180 Appeals**

- A. The Appeals Hearing Board shall have jurisdiction to hear appeals of the following:
  - 1. The placement of the Vacant or Abandoned building or structure into the monitoring program; or
  - 2. The requirement to pay fees under this Chapter.
- B. A determination which is appealable under 17.38.180(A) may be appealed by the Owner of the Property to the San José Appeals Hearing Board by filing written notice of appeal with the Director within ten (10) days of the action for which the appeal is taken. When a notice of appeal has been received by the Director for filing:
  - 1. The Director shall, within ten (10) days after receipt of the notice of appeal, file it with the Secretary of the Board.
  - 2. The Secretary of the Board shall set the date for hearing and determination by the Board which date shall not be less than ten (10) days nor more than sixty (60) days after the date on which the copy of the notice of appeal was filed with the Secretary of the Board.
- C. Within a reasonable time after the Board has concluded its hearing, it shall by resolution set forth its findings and decision. The decision of the Board shall be final. The Secretary of the Board shall notify the Director of the decision and shall mail a copy of the decision to the appellant at the address shown for such purpose on the notice of appeal.

**17.38.190 Administrative Penalties**

Any Owner of a Vacant or Abandoned Property in violation of this Chapter is subject to the Administrative Remedies Ordinance set forth in Chapter 1.14 of this Code.

**17.38.200 Remedies**

The provisions of this Chapter are non-exclusive and supplementary to any existing rights and remedies, and the provisions of this Chapter may be enforced by any remedies provided for in this Code or otherwise available at law. Violations of this Chapter may be prosecuted criminally, civilly, or administratively either undertaken separately or in conjunction with other remedies, at the sole discretion of the City. Nothing in this Chapter shall be deemed to prevent the City from commencing any administrative or legal proceeding to enforce this Chapter, Code, or any law.

PASSED FOR PUBLICATION of title this \_\_\_\_\_ day of \_\_\_\_\_, 2009, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

\_\_\_\_\_  
CHUCK REED  
Mayor

ATTEST:

\_\_\_\_\_  
LEE PRICE, MMC  
City Clerk

**CITY LANDMARKS with NATIONAL REGISTER STATUS**

<b>CSJ File #</b>	<b>SITE # and/or NWIC P-#</b>	<b>LANDMARK NAME</b>	<b>ADDRESS</b>	<b>NATIONAL REGISTER (NRHP) STATUS</b>
HL77-1	CA-SCI-390H P-43-000396	Luis Maria Peralta Adobe	184 W. St. John Street	appears NR eligible 1988, NR listed 1973 HPD; NPS NR listed
HL77-2	CA-SCI-376H P-43-000382	Old Post Office [Civic Art Gallery]	110 S. Market Street	NR listed
HL77-3		Pellier Park	183 W. St. James Street	
HL77-4	CA-SCI-392H P-43-000398	St. Joseph's Church	55 W. San Fernando Street	NR listed
HL77-5	in.CA-SCI-466H P-43-000467	Scottish Rite Temple	196 N. Third Street	individually NR listed; St. James Square NR District Contributor #5
HL77-6	In CA-SCI-466H P-43-000467	Trinity Episcopal Church	81 N. Second Street	St. James Square NR District Contributor #8
HL81-7	CA-SCI-379H P-43-000385	Hayes Mansion	200 Edenvale Avenue	resubmitted/not reevaluated; formerly NR listed; NPS NR listed
HL77-8	CA-SCI-377H In CA-SCI-466H P-43-000383 P-43-000467	First Unitarian Church	160 N. Third Street	individually NR listed; St. James Square NR District Contributor #6
HL77-9		[Thomas] Fallon Residence	175 W. St John Street	appears NR eligible
HL77-10		East San José Carnegie Library	1102 E. Santa Clara Street	individually determined eligible by consensus; California Carnegie Libraries NR listed Multiple Property
HL77-11		Kirk-Farrington House	1615 Dry Creek Road	appears NR eligible
HL80-12	In CA-SCL-466H P-43-000467	Odd Fellows Building	82-96 E. Santa Clara Street	SJ Downtown Commercial NR District Contributor #32
HL80-13	In CA-SCI-742H P- 43-001102	Japanese Kuwabara Hospital	565 N. Fifth Street	appears individually NR eligible and as contributor to district
HL80-14		Auzerais Residence	155 E. Empire Street	Hensley NR District Contributor #2
HL80-15		New Century Block	52-78 E. Santa Clara Street	SJ Downtown Commercial NR District Contributor #21
HL80-16	P-43-001338	Brohaska/Dalis Residence	124 Delmas Avenue	
HL81-17	CA-SCI-461H P-43-000462	DeAnza Hotel	233 W. Santa Clara Street	determined NR eligible by consensus 2006; NR listed 1982; NPS listed
HL81-18	CA-SCI-443H P-43-000444	St. Claire Hotel	302 S. Market Street	received, not evaluated 1996; NR listed 1980; NPS NR listed
HL81-19		St. James Hotel/Moir Building [Moir Building]	227 & 241 N. First Street [227-247]	NR listed
HL82-21		Wing Residence	336 N. Third Street	Hensley NR District - Contributor #85
HL82-22		Alum Rock Log Cabin	15571 Alum Rock Ave.	
HL82-23		Sunset Telephone & Telegraph [Old PT&T]	80 S. Market Street	
HL83-24		Dohrman Building	325 S First Street	NR listed
HL83-25		Gates/Maybeck House	62 S. Thirteenth Street	appears NR eligible
<b>HS84-26</b>		<b>The Alameda R-O-W (District)</b>	[The Alameda between Race St & Hwy 880]	
HS84-27		Bank of Italy	8-14 S. First Street	SJ Downtown Commercial NR District Contributor #1
HS85-28		Berryessa Elementary School	1171 N. Capitol Avenue	
HS85-29		Fox Theater (California Theater)	345 S. First Street	appears NR eligible
HS85-30		Overfelt House & Gardens	2281 McKee Road	
HL86-31		Smith Residence	3550 San Felipe Road	
HL86-32		San José Women's Club	75 S. Eleventh Street	appears NR eligible
HL86-34		McKee/Lundy Residence	592 N. Seventeenth Street	
HL86-35		Buffington Residence	1124-1126 Lincoln Avenue	determined NR ineligible by consensus
<b>HD84-36</b>	CA-SCI-466H P-43-000467	<b>Saint James Park (District)</b> [St. James Square Historic District]	[roughly bounded by N. First, N. Fourth E. St. James, and E. St. John Streets]	St. James Square listed NR District - 10 contributors & 2 non-contributors
HL86-38		Germania Hall	259-261 N. Second Street	determined NR eligible by consensus

DESIGNATED CITY LANDMARKS with NATIONAL REGISTER STATUS, cont'd

CSJ File #	SITE # and/or NWIC P-#	LANDMARK NAME	ADDRESS	NATIONAL REGISTER (NRHP) STATUS
HL86-39		Vintage Tower	227-245 E. Santa Clara Street	determined NR eligible by consensus
HL86-40		Civic Auditorium	145 W. San Carlos Street	
HS87-42		San José Academy	275 N. Twenty-Fourth Street	
HS87-43		Metzger Ranch Complex	[?] San Felipe Road	
HS87-44		Wehner Mansion Site	7871 Prestwick Circle	
HL88-45		James Clayton Building	34 W. Santa Clara Street	determined NR eligible by consensus
HL88-46		Hotel Metropole	33-35 S. Market Street	
HL88-47		National Guard Armory	240 N. Second Street	determined NR eligible by consensus
<b>HD89-51</b>		<b>Hensley (District)</b>	["roughly bounded by Julian, 1st, 7th, and Empire Sts."]	listed Hensley NR District 279 properties w/ 207 contributors
HL90-52		Knox/Goodrich Building	34-36 S. First Street	SJ Downtown Commercial NR District Contributor #10
HL91-53		Jose Theater	62-64 S. Second Street	SJ Downtown Commercial NR District Contributor #26
HL91-55		San José Building & Loan Assoc	81 W. Santa Clara Street	may become NR eligible
HL91-57		San José Water Works	374 W. Santa Clara Street	determined NR eligible contributor by consensus
HL92-58		Glein/Fenerin Building	59-69 Post Street	received for evaluation
HL92-59	P-43-001160	The Orange	48 S. Capitol Avenue	
HL92-61		[Ruben] Baker Ranch Buildings	6468 Almaden Expressway	
HS92-62		Remillard/Dandini Residence [Ashworth-Remillard House]	755 Story Road	NR listed
HS92-63	P-43-001417	Church of the Five Wounds	1375 E. Santa Clara Street	determined NR eligible by consensus
HL92-64	CA-SCI-471 P-43-000472	Fountain Alley Building	27-29 Fountain Alley	individually NR listed; SJ Downtown Commercial NR District Contributor #6
HL92-65	P-43-001118	Letitia Building	66-72 S. First Street	determined individually NR eligible by other than consensus or Keeper; SJ Downtown Commercial NR District Contributor #15
HL92-66		Security Building/Ryland Block	74-86 S. First Street	determined NR eligible by consensus; SJ Downtown Commercial NR District Contributor #16
HL92-67	CA-SCI-339H P-43-000346 and in P-43-001468	Wade Warehouse	1641-1657 El Dorado Street	Port of Alviso NR District Contributor #10
HL92-68		John Stock & Sons Warehouse	299 Basset Avenue	submitted, not evaluated
HL92-69	CA-SCI-339H P-43-000346 and in P-43-001468	Bayside Canning Company	1290 Hope Street	in Port of Alviso NR District, not listed as Contributor
HL92-70		State Meat Market	148-150 E. Santa Clara Street	SJ Downtown Commercial NR District, Contributor #45
HL92-71		Schurra's Candies	848 The Alameda	
HL92-72		Sperry Flour Co.	30 N. Third Street	
HS92-73		St. Patrick's School	51 N. Ninth Street	determined NR eligible by consensus
HL92-74		Herrold College	465 S. First Street	
HL92-75		Lyndon Building	177 W. Santa Clara Street	determined NR ineligible by consensus
HL92-76		Beatrice Building	255 N. First Street	may become NR eligible
HL92-77		Tognozzi Building	261-265 N. First Street	determined NR eligible by consensus
HL92-78		Rea Block	56-60 S. First Street [58 S First Street]	SJ Downtown Commercial NR District Contributor #14
HS92-79		Pickle Factory Plant No. 39	621 N. Eighth Street	

DESIGNATED CITY LANDMARKS with NATIONAL REGISTER STATUS, cont'd

CSJ File #	SITE # and/or NWIC P-#	LANDMARK NAME	ADDRESS	NATIONAL REGISTER (NRHP) STATUS
HL92-80		Mariani Building	515-551 Manzana Place	submitted, not evaluated
HL92-81		El Paseo Court	40-44 S. First Street	SJ Downtown Commercial NR District Contributor #11
HL92-82		[Charles M.] Richards	1550 Hicks Avenue	appears NR eligible
HS92-83	CA-SCI-385H P-43-000391	Roberto/Sunol Adobe	770 Lincoln Avenue	NR listed
HS92-84	CA-SCI-339H P-43-000346 and in P-43-001468	Tilden Residence and Grocery	970-996 Elizabeth Street	Port of Alviso NR District Contributors #2 Laine Residence & #3 Laine Store
HS92-87		Bank of America/Gairaud Realtor	1445 The Alameda	
HS92-88		Towne Theater	1433 The Alameda	
HS92-89	CA-SCI-339H P-43-000346 and in P-43-001468	Bayside Cannery Office	907 Elizabeth Street	in Port of Alviso NR District, not listed as Contributor
HS92-90		Babe's Muffler Services	808 The Alameda	
HS92-92		SP Switching Tower	[?#] Asbury Street	
HS 92-94		American Can Company Factory	190 Martha Street	
HS92-95	CA-SCI-339H P-43-000346 and in P-43-001468	Wade Residence	1641 El Dorado Street	Port of Alviso Historic District Contributor #9
HS93-97		We and Our Neighbors Clubhouse	15480 Union Avenue	NR listed
HS93-98		Cesar Chavez Family House Site	53 Scharf Avenue	
HL94-99		Old Hoover School	1671 Park Avenue	
HL94-100		Diridon Train Station; [Southern Pacific Depot (Cahill Station)]	65 Cahill Street	individually NR listed and Southern Pacific Depot NR District
HL95-101	CA-SCI-394H P-43-000400	Winchester Mystery House	525 S. Winchester Boulevard	NR listed
HS95-102		Municipal Rose Garden	1600 Naglee Avenue	
HL95-103		[Karl H.] Plate Residence	607 N. First Street	appears NR eligible as contributor to fully documented district
HL95-104		Andrew P. Hill Residence	1600 Senter Road	
HL96-105		Antioch Baptist Church	268 E. Julian Street	
<b>HD 96-107</b>		<b>River Street (District)</b>	various	NR evaluation/ reevaluation withdrawn
HL97-108		John Webb Residence	1636 Pomona Avenue	
HL97-109		Almaden Winery Building	1530 Blossom Hill Road	may become NR eligible
HL98-110		[Paul and Mary] Clark Residence	1147 Minnesota Avenue	
HL98-111		Borcher Brothers Building	396 N. First Street	
HL98-112		LoCurto Residence	1498-1500 Almaden Expwy	eligible for local listing only
HL99-113		[Morris] Dailey[Max] Blum Residence	394 N. Fourth Street	Hensley NR District Contributor # [not listed]
HL99-114		Appleton/Marks Residence	390 N. Fourth Street	Hensley NR District Contributor # [not listed]
HL99-115		Hall Residence	386 N. Fourth Street	Hensley NR District Contributor # [not listed]
HL99-116		Old Home of Benevolence	516 Martha Street	
HL00-117	in P-43-001468	Old City Hall and Firehouse	1060 Taylor Street	
HL00-118		Wards Funeral Home	93 Devine Street	
HL00-119		The Sherward Building	79 Devine Street	
HL00-120		Montgomery Hotel	211 S. First Street	NR listed
HL02-121		5 Spot Drive-In Restaurant	869 S. First Street	
HL00-122		Pritchard/Renzel Residence	524 Almaden Avenue	submitted, not evaluated

DESIGNATED CITY LANDMARKS with NATIONAL REGISTER STATUS, cont'd

CSJ File #	SITE # and/or NWIC P-#	LANDMARK NAME	ADDRESS	NATIONAL REGISTER (NRHP) STATUS
HL00-123		Stern/Fischer Residence	132 Pierce Avenue	submitted, not evaluated
HL01-125		Donner/Houghton Residence (fire)	156 E. St John Street	NR listed
HL01-126		St. Claire Building	301 S. First Street	submitted, not evaluated
HL01-127		Porter Stock Building (fire)	83-91 S. First Street	submitted, not evaluated
HL01-128		Costa/Miller Building	520 S. First Street	submitted, not evaluated
HL01-129		Sunol Building	127-145 Post Street	submitted, not evaluated
HL01-130		W. Prussia Building	371-387 S. First Street	submitted, not evaluated; previously eligible for local listing only
HL01-131		Pratt/Brackett Residence	469 S. Third Street	submitted, not evaluated
HL01-132		San José National Bank	101 W. Santa Clara Street	determined NR by consensus
HL01-133		Rucker Mansion	418 S. Third Street	submitted, not evaluated; previous appears NR eligible
HL01-134		Twohy Building	200-210 S. First Street	NR listed
HL01-135		Knights of Columbus Buildings	34-40 N. First Street	submitted, not evaluated
HL01-136		Realty Building	19 N. Second Street	submitted, not evaluated; previous determined NR by consensus
HL01-137		Wright/Bailey Residence	312-314 S. Third Street	submitted, not evaluated
HL01-138	P-43-000916	Masson Building	161 W. Santa Clara Street	submitted, not evaluated; previously determined NR ineligible by consensus
HL01-139		Farmer's Union Building	151 W. Santa Clara Street	determined NR by consensus
HL01-140		Commercial Building	28 N. First Street	determined NR by consensus
HL01-141		[Charles O.] Bocks Building	1645 The Alameda	
HL01-142		[Clara Louise ] Lawrence Building	1146 Randol Avenue	
HL01-143		IBM Building	99 Notre Dame Avenue	submitted, not evaluated
HL01-144		Bird Residence	89 Pierce Avenue	submitted, not evaluated; previously determined NR ineligible by consensus
HL02-145		Arthur Monroe Free Residence	66 S. Fourteenth Street	NR listed
HL02-146		Dunne Mansion	1818 The Alameda	
HL03-147		Rank Residence	128 Pierce Avenue	submitted, not evaluated
HL03-148		Moody Flats Apartments	311 N. Second Street	eligible for local listing only; previously listed NR contributor to district or multi resource property
HL03-149		Nevills/Campisi Residence	84 S. Sixth Street	not eligible for local listing [etc.] "elig for special consideration in Local Planning"
HL04-150		Wilder-Hait Residence	1190 Emory Street	may become NR eligible
HL05-151		Morrill Residence (Briar Rose Inn)	897 Jackson Street	may become NR eligible
HL05-152		Curtis Residence	254 S. Seventeenth Street	
HL05-153		Dennis Residence	237 N. Autumn Street	
HL05-154		Cal Pak District Manager's Office	734 The Alameda	
<b>HD06-155</b>		<b>Reed (District)</b>	Various [S. Fourth, S. Ninth, E. San Salvador Streets, I-280]	eligible for local listing only
HL06-156		Hensley Residence	456 N. Third Street	Hensley NR District Contributor #109
HL06-157		Victorian House	1023 Bird Avenue	appears NR eligible
<b>HD07-158</b>		<b>Lakehouse (District)</b>	various	eligible for local listing only
HL07-159		Brownlee Residence	754 S. Third Street	may become NR eligible
HD07-160		Reed Residence	328 N. Sixth Street	Hensley NR District Contributor #238
HL07-161		Herrington Residence	336 N. Sixth Street	Hensley NR District Contributor #241

DESIGNATED CITY LANDMARKS with NATIONAL REGISTER STATUS, cont'd

CSJ File #	SITE # and/or NWIC P-#	LANDMARK NAME	ADDRESS	NATIONAL REGISTER (NRHP) STATUS
HL07-162		[William] Haydock Residence	483 N. Fifth Street	Hensley NR District Contributor #228
HL07-163		Miller/Hubbard Residence	201 S. Thirteenth Street	
HL07-164		Martin Residence	295 Sequoia Avenue	
HL07-165		Richards/Field Residence	523 S. Sixth Street	
HL07-166		Mojmir Apartments	470 S. Third Street	submitted, not evaluated
HL08-167		Slettedahl Residence	202 S. Fourteenth Street	
HL08-168		Foster Residence	198 S. Thirteenth Street	
HL08-171		L.D. Bohnett Residence	940 Plaza Drive	eligible for local listing only
HL08-172		Ames Residence	186 N. Fifteenth Street	appears NR eligible
HL08-173		Hobson Residence	333 N. Fifteenth Street	
HL08-174		Renzel Residence	120 Arroyo Way	
HL08-175		Somers Residence	675 S. Sixth Street	eligible for local listing only
HL08-176		McMillan Residence	525 S. Sixth Street	eligible for local listing only
HL08-177		Lynwood Apartments	551-553 S. Sixth Street	eligible for local listing only
HL08-178		Kimura Residence	556 N. Third Street	appears eligible as contributor to NR District
HL-08-179		Rev. G.A. Miller Residence	80 S. Sixth Street	appears eligible for NR listing
HL-09-180		Ken Ying Low Chinese Restaurant	625 S. Sixth Street	appears eligible for NR listing
HL-09-181		Tommie Smith Residence	55 N. 11 <sup>th</sup> Street	
HL-09-182		Wolfe Residence	643 S. Sixth Street	
HL-09-183		Latta Residence	445 N. Third Street	
HL-09-184		Field/Gross Residence	167 S. Fourteenth Street	
HL-09-185		Petree Residence	102 S. Twelfth Street	
	<b>Total = 166</b>	<b>including 6 City Landmark Districts</b>		

**TABLE 5.6**  
STATE HISTORIC LANDMARKS IN CITY OF SAN JOSÉ  
(including SHL/City Landmarks)

SHL#	City Landmark	Description
250		Old Sites of Mission Santa Clara and Old Spanish Bridge (part in City of San Jose)
416		Edwin Markham Home
417		First Normal School in California
433		First Site of El Pueblo de San Jose de Guadalupe
434	HL77-3	Pellier Park (Site of City Gardens, Nursery of Louis Pellier)
447		Gubserville
461		Site of California's First State Capitol
489		Moreland School
505	HL97-109	Almaden Vineyards
813		Montgomery Hill
854	HL77-2	Old Post Office
866	HL77-1	Luis Maria Peralta Adobe
868	HL95-101	Winchester House [ <i>sic</i> ]
888	HL81-7	Hayes Mansion
898	HS92-83	Roberto-Sunol Adobe
902	HL77-8	First Unitarian Church

910	HL77-4	St. Joseph's Catholic Church
945		First Successful Introduction of Honeybee to California
952		Site of World's First Broadcasting Station

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**TABLE 5.7**  
STATE POINTS OF HISTORIC INTEREST  
IN CITY OF SAN JOSÉ

SPHI#	City Landmark	Description
SCL-017	HL82-22	Alum Rock Park (incl. Alum Rock Log Cabin)
SCL-034	HL77-1	Farrington House (HL77-11)
SCL-036	HL77-5	Scottish Rite Temple (HL77-5)
SCL-053		Grave Site of Charles Henry McKiernan, aka Mountain Charley
SCL-061	HL92-69 HS-92-89 HS92-95 HL92-67 HS92-84	Port of Alviso (5 City Landmarks)
SCL-062		Valley Medical Center Campus, Building H-12

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### 5.3C Historic Districts and Conservation Areas (see List 5.2; also List 5.1)

Twenty-one historic districts or parts of historic districts<sup>1</sup> and/or Conservation Areas (CNS)<sup>2</sup> are located in the City of San José and/or UGB/SOI [Fig. 11]. These Districts/Conservation Areas include buildings and sites listed on the National Register of Historic Places, State Historic Landmarks, State Points of Historical Interest by the State of California, the City of San José, and/or by the County of Santa Clara.

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1. The City of San José Historic Preservation Ordinance defines a ". . . historic district" as "a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan of physical development." and a "conservation area" as "a geographically definable area of urban or rural character with identifiable attributes embodied by: (1) architecture, urban design, development patterns, setting, or geography; and (2) history."
  2. "Conservation areas are used as a planning tool ... in order to preserve and enhance neighborhood character in places that have cohesive or distinctive character." Conservation areas may be employed "when the targeted area might not technically merit consideration as an historic district due to a lack of a unified contextual theme or when the level of aesthetic continuity of sites is inadequate" or if "historic district is not supported by area property owners" (A&A 2007:25 [Historic District Study Martha Gardens Residential Neighborhood]).

### *National Register of Historic Places*

Eight National Register Districts or contributors to National Register districts have been identified in the City or Urban Growth Area. These include:

#### National Register Districts<sup>3</sup>

Hensley Historic District;  
New Almaden Historic District and Mine, a National Historic Landmark;  
Port of Alviso (San José);  
San José Downtown Historic District (alternatively the San José Commercial District); and,  
Southern Pacific Depot (Cahill Station Historic District now known as the Diridon Train Station); and,  
St. James Square District (Saint or St. James Park).

#### Contributors to Identified National Register Districts<sup>4</sup>

California Carnegie Libraries - one of a multiple property submission (MPS); and,  
United States Post Offices in California 1900-1941 - one of a multiple resource thematic group.

### *City Landmark Districts and/or Conservation Areas*

City of San José Landmark District and/or Conservation Areas include two districts which are also National Register Districts - Hensley (HD89-51) and Saint James Park [St. James Square] (HD8-36). The four exclusive City Landmark Districts are:

Lakehouse [Lake House] (HD06-158);  
Reed (HD06-155);  
River Street (HD96-107); and,  
The Alameda ROW (right-of-way; HS84-26).

### *State Districts within the City*

An Old San José Historic District/San José (Old) Historic District is listed on the 1973 *California History Plan* and 1976 *California Inventory of Historic Resources*.

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3. Five of the National Register of Historic Districts listed in the *San José Historic Resources Inventory* are located in the City. The New Almaden Historic District and Mine, a National Historic Landmark District, is not listed although it is located within the City's Sphere of Influence. It is a County of Santa Clara District.

4. These two National Register listed contributors to National Register districts are not listed as districts in the *City Historic Properties Inventory*: the East San Jose Carnegie Library at 1102 E. Santa Clara Street, one of the California Carnegie Libraries Multiple Property Submission (MPS) and United States Post Office at 105 N. First Street, one of United States Post Offices in California 1900-1941, a Multiple Resource Area Thematic Group (or Thematic Resources).

**DISTRICTS/PART OF DISTRICTS AND/OR CONSERVATION AREAS IN  
THE CITY OF SAN JOSÉ AND SPHERE OF INFLUENCE**

<b>TYPE</b>	<b>NAME</b>	<b>COMMENT</b>
<b>NATIONAL REGISTER OF HISTORIC PLACES</b>	Hensley	
	New Almaden Historic District and Mine	National Historic Landmark District; in City of San José Sphere of Influence, County of Santa Clara District H1
	Port of Alviso (San José)	
	San José Downtown Historic District	San José Commercial District
	Southern Pacific Depot	Cahill Station Historic District
	St. James Square District	Saint James Park
	California Carnegie Libraries	Multiple property submission (MPS): one property in CSJ - City Landmark HL 77-10 at 1102 E. Santa Clara Street