

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE DESIGNATING, PURSUANT TO THE PROVISIONS OF CHAPTER 13.48 OF TITLE 13 OF THE SAN JOSÉ MUNICIPAL CODE, THE FORMER BANK OF CALIFORNIA BUILDING LOCATED AT 170 PARK CENTER PLAZA AS A CITY LANDMARK OF SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF A HISTORIC NATURE

File No. HL20-001

WHEREAS, Chapter 13.48 of Title 13 of the San José Municipal Code provides for the designation of structures and/or sites of special historical, architectural, cultural, aesthetic or engineering interest or value of a historical nature as landmarks by the City Council of the City of San José; and

WHEREAS, said Chapter 13.48 of Title 13 provides that any historic property can be nominated for designation as a City Landmark by the City Council, the Historic Landmarks Commission, or by application of the owner or the authorized agent of the owner of the property for which designation is requested; and

WHEREAS, the Director of Planning, Building and Code Enforcement initiated the procedure pursuant to said Chapter 13.48 of Title 13 for consideration of such landmark designation for the former Bank of California Building located at 170 Park Center Plaza; and

WHEREAS, said Chapter 13.48 of Title 13 provides that before this Council may designate any building as a landmark, it shall hold at least one public hearing on such proposed designation, and that before it holds said public hearing, the Director of Planning, Building and Code Enforcement shall set the public hearing of said proposed

landmark designation to the Historic Landmarks Commission of the City of San José for its consideration at a public hearing and for its report and recommendation thereon; and

WHEREAS, within the time and in the manner provided by Chapter 13.48 of Title 13, the Historic Landmarks Commission did, on June 3, 2020, at 6:30 p.m. a public hearing on said landmark designation and recommend approval of the designation of the former Bank of California Building, located at 170 Park Center Plaza, described hereinafter in Section 1 of this Resolution, as a landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of a historic nature and made certain findings with respect thereto; and

WHEREAS, a copy of the City of San José Historic Landmark Nomination Form No. HL20-001 upon which such recommendation was made is on file in the Planning Division of the City of San José and available for review; and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Director of Planning, Building and Code Enforcement gave notice that on June 16, 2020, at 11:00 a.m. or as soon thereafter as said matter could be heard, this Council would, in the City Hall of the City of San José, 200 East Santa Clara Street, San José, California, or at such other location or manner as specified in the hearing notice, hold a virtual public hearing on said landmark designation, at which hearing any and all persons interested in said proposed designation could participate and avail themselves of an opportunity to be heard and to present their views with respect to said proposed designation; and

WHEREAS, the subject property is all that real property located within the City of San José at 170 Park Center Plaza and described in Exhibit "A," which exhibit is attached hereto and made a part hereof by this reference as if fully set forth herein; 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 and present their views with respect to said proposed landmark designation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN JOSÉ AS FOLLOWS:

SECTION 1. In accordance with the provisions of Chapter 13.48 of Title 13 of the San José Municipal Code, the Historic Preservation Ordinance, this Council does hereby designate the hereinafter described former Bank of California Building, located at 170 Park Center Plaza as a landmark of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature.

SECTION 2. Said designation is based on the following criteria of the Historic Preservation Ordinance:

Criterion 1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture;*

The building was once a key anchor to the Park Center Plaza financial center as a part of the City's first urban renewal project and was successful attracting major banking institutions to San José. The brutalist design is characteristic of the design direction for the Plaza where many of the bank buildings were designed in abstract forms. As a pivotal urban renewal project associated with the revitalization of Downtown San José during the post-war period of industrialization and suburbanization, the original portions of City View Plaza remain today as a key and exceptional representative of an important local pattern of community redevelopment.

Criterion 4. *Its exemplification of the cultural, economic, social, or historic heritage of the city of San José;*

City View Plaza, known originally and until recently as Park Center Plaza, was San José's first major redevelopment project when conceived in the late 1950s and initiated between 1966 and 1968 by San José Center Corp under the authority of the Redevelopment Agency of the City of San José. One of the six remaining Park Center Plaza buildings and structures designed by Gruen Associates in the late 1960s and early 1970s, the Bank of California building can be found to contribute to

the period of significance, design, and use identified with the development of this financial center in Downtown San José. It exemplifies an important period in the city's economic history as a representation of planned redevelopment and of corporate design development and brutalist architecture.

Criterion 6. Its embodiment of distinguishing characteristics of an architectural type or specimen.

The property has associations with César Pelli and Gruen Associates and is important for its excellence in architectural design, detail, materials, and craftsmanship. The Bank of California building has a distinctive brutalist architectural style and is set apart from the other contributing buildings by more recent infill construction, by its lower landscaped setting, and by its more sculptural design, but it shares the period of significance, the financial associations, an architect, and its excellence in materials and detailing.

Criterion 7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José; and

The exceptional Bank of California building was designed by internationally renowned architect César Pelli while at Gruen Associates, whose work has influenced the development of the City of San José as the master designers of Park Center Plaza.

Criterion 8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation, or which is unique.

The building is described as monumental in scale, but small in size. It has recognizable and distinctive forms. It makes a statement in its nearly all concrete shapes with a stature. It is described as an architectural innovation and has a unique eye-catching entry. Its chiseled shapes in various linear, angled, and blocky forms were masterfully arranged.

SECTION 3. The City Clerk is hereby directed to notify those persons designated in San José Municipal Code Section 13.48.110, Subsection L, in the manner specified by said Section and to direct the recordation of a Notice of Granting of this resolution in the Office of the Recorder of the County of Santa Clara.

PASSED FOR PUBLICATION of title this ____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI TABER, CMC
City Clerk

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STATE OF CALIFORNIA
COUNTY OF } ss.

ON BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF A CALIFORNIA CORPORATION, THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT AS TRUSTEE PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

D. KENT DOMELL, REC. NO. 32957
CITY ENGINEER

DATE Oct 25, 1983 BY [Signature]

PARCEL MAP

REPRESENTS 57 PAGE MAPS OF A PORTION OF PARCEL "A" AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 237 OF MAPS AT PAGE 24, SANTA CLARA COUNTY RECORDS AND LYING ENTIRELY WITHIN THE CITY OF SAN JOSE.

CREEGAN & D'ANGELO
CONSULTING ENGINEERS
SAN JOSE.

STATE OF CALIFORNIA
COUNTY OF } ss.

ON BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF A CALIFORNIA CORPORATION, THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT AS TRUSTEE PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA } ss.

ON THIS 25th DAY OF October, 1983 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED KNOWN TO ME TO BE THE AUTHORIZED AGENT OF WOLFF, DESMON BUTLER DEVELOPMENT COMPANY, A PARTNERSHIP, SAID PARTNERSHIP BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF ALMADEN-SAN FERNANDO PARTNERSHIP, A LIMITED PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS PARTNERS OF THE PARTNERSHIP FIRST ABOVE NAMED, THAT SAID PARTNERSHIP EXECUTED THE SAME AS PARTNER OF ALMADEN-SAN FERNANDO PARTNERSHIP, A LIMITED PARTNERSHIP, AND THAT SAID LAST NAMED PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
UNITA B. CRAIGHEAD

OFFICIAL SEAL
UNITA B. CRAIGHEAD
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Commission Expires March 29, 1985

SURVEYOR'S CERTIFICATE

I, DENNIS R. CURTIN, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP, CONSISTING OF THREE SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AT THE REQUEST OF WOLFF DESMON BUTLER DURING September 1983. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL REQUIREMENTS LISTED AS SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 10-14-83 [Signature]
DENNIS R. CURTIN, C.S. #3105

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA } ss.

ON THIS 25th DAY OF October, 1983 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LEWIS N. WOLFF, KNOWN TO ME TO BE THE AUTHORIZED AGENT OF POP PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP, A PARTNERSHIP, SAID PARTNERSHIP BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF PARK CENTER PLAZA, A GENERAL PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS PARTNERS OF THE PARTNERSHIP FIRST ABOVE NAMED, THAT SAID PARTNERSHIP EXECUTED THE SAME AS A PARTNER OF PARK CENTER PLAZA, A GENERAL PARTNERSHIP, AND THAT SAID LAST NAMED PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
UNITA B. CRAIGHEAD

OFFICIAL SEAL
UNITA B. CRAIGHEAD
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Commission Expires March 29, 1985

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA } ss.

ON THIS 25th DAY OF October, 1983 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LEWIS N. WOLFF KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE ATTORNEY-IN-FACT OF JACKSON K. SESION, ONE OF THE PARTNERS OF THE PARTNERSHIPS THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE NAME OF JACKSON K. SESION, THEREAS AS PRINCIPAL, AND HIS OWN NAME AS ATTORNEY-IN-FACT, AND FURTHER ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIPS EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
UNITA B. CRAIGHEAD

OFFICIAL SEAL
UNITA B. CRAIGHEAD
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Commission Expires March 29, 1985

RECORDER'S CERTIFICATE

FILE NO. 2868191 FEE 12.00 PAID

FILED THIS 28 DAY OF October, 1983 AT 11:46 P.M.

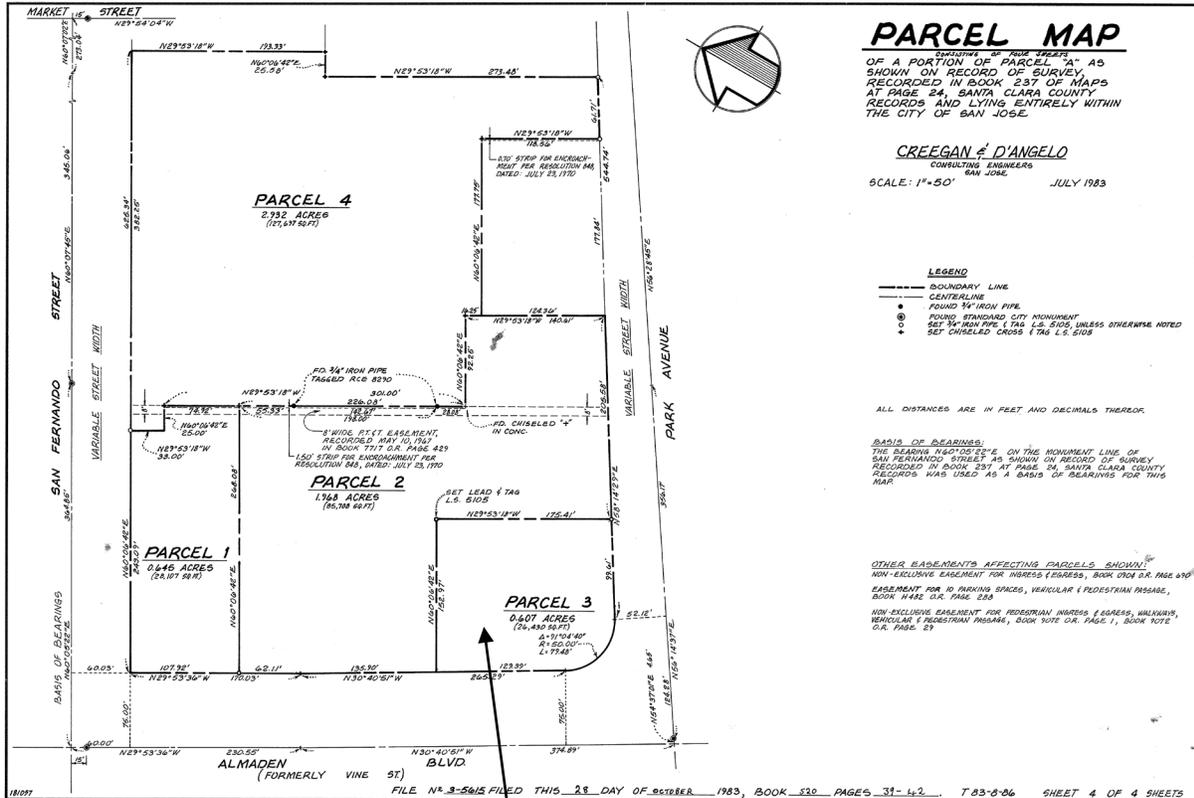
IN BOOK 520 OF MAPS, AT PAGE 31-42, AT THE REQUEST OF GOLDEN STATE TITLE CO

BY [Signature] DEPUTY

1807

T 83-0-06 SHEET 3 OF 4 SHEETS

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Parcel 3 (Site)

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