



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: March 17, 2008

COUNCIL DISTRICT: 4
SNI AREA: N/A

SUBJECT: ST07-001 - RENAMING OF NORTEL TO TAMARA WAY. NORTEL IS AN ENTRY DRIVEWAY (PRIVATE), LOCATED ON THE EAST SIDE OF ORCHARD PARKWAY, APPROXIMATELY 700 FEET SOUTH OF TRIMBLE ROAD.

RECOMMENDATION

The Planning Commission voted 7-0-0 to recommend that the City Council approve and adopt a resolution for an entry private driveway renaming, located at the east side of Orchard Parkway, approximately 700 feet south of Trimble Road.

OUTCOME

Adopt a resolution approving the proposed new private driveway name.

BACKGROUND

On July 11, 2007, the applicant, Equity Office Properties, filed an application requesting renaming of an entry driveway that leads from Orchard Parkway into Valley Research Center, a property owned by the above mentioned property owner. This driveway serves as the access road to the property at 2560 Orchard Parkway. Nortel was originally named for a tenant of Valley Research Center that has since vacated the complex. This is a private driveway owned and maintained by the property owner.

On March 12, 2008, the Planning Commission held a public hearing to consider the subject proposal of renaming Nortel to Tamara Way. The item was a consent item and remained in the consent calendar. No member from the public spoke in support or in opposition to the proposed driveway renaming.

Planning staff recommended approval of the proposed renaming.

ANALYSIS

The proposed street name change (private driveway) will not impact any existing or future residents. Staff is supportive of the change to accommodate the property owner's request.

EVALUATION AND FOLLOW-UP

Not Applicable

POLICY ALTERNATIVES

Alternative: The City Council could deny the proposed Street Renaming (driveway) application, which would maintain the street names as they were approved on the tract map.

Pros: None.

Cons: The employee name would not be memorialized within this subdivision.

Reason for not recommending: Staff is supportive of the change to accommodate the property owner's request to memorialize the name of an employee of the company.

PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 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)**
- Criteria 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)**

The Street Renaming Policy (Council Policy 6-5) typically calls for two community meetings to occur as part of the street renaming process. The Policy, however, is intended to address situations where nearby homeowners and/or businesses would have their addresses or directions to their property impacted. In this instance, the applicant/property owner owns the entire property within 500 feet of the subject driveway. No nearby residents or businesses were impacted, so Planning staff did not require the applicant to hold community meetings. In accordance with Council Policy 6-30, Public Outreach Policy, a notice of the proposed change was mailed to all owners and occupants within a 300-foot radius of the subject streets. This staff report is also posted on the City's website, and staff has been available to respond to questions from the public.

COORDINATION

This project was coordinated with the Post Office and County Communications Department.

FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies and City Council approved policies.

COST SUMMARY/IMPLICATIONS

Not applicable.

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BUDGET REFERENCE

Not applicable.

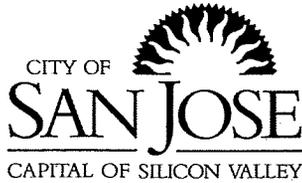
CEQA

CEQA: Exempt.


for JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Susan Walton at 408-535-7800.

cc: Marissa Travers, Equity Office Properties, 1740 Technology Drive, Ste 150, San Jose, CA 95110.



Memorandum

TO: PLANNING COMMISSION

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: February 19, 2008

COUNCIL DISTRICT: 4
SNI AREA: N/A

SUBJECT: ST07-001 – RENAMING OF NORTEL TO TAMARA WAY. NORTEL IS AN ENTRY DRIVEWAY (PRIVATE), LOCATED ON THE EAST SIDE OF ORCHARD PARKWAY, APPROXIMATELY 700 FEET SOUTH OF TRIMBLE ROAD.

BACKGROUND

The applicant, Equity Office Properties, is requesting renaming of an entry driveway that leads from Orchard Parkway into Valley Research Center, a property owned by the above mentioned property owner. This driveway serves as the access road to the property at 2560 Orchard Parkway. Nortel was originally named for a tenant of Valley Research Center that has since vacated the complex. This is a private driveway owned and maintained by the property owner.

ANALYSIS

The renaming of this driveway has been reviewed for consistency with the attached City of San Jose Council Policy 6-5; *Street Naming and Renaming* (see attached). The two criteria applicable to the renaming of this private street (driveway) are as follows:

B. *The names must meet with the approval of County Communications Department and the US Post Office.*

Both of these organizations have reviewed and approved the new name of Tamara Way.

C. *Individual property owners, when affected by a name change, are to be informed and be given an opportunity to be heard by Planning Commission and the City Council.*

The applicant, Equity Officer Properties, is the sole property owner/occupant within 500 feet of the subject driveway renaming.

Based on this analysis staff concludes that the proposed entry driveway renaming from Orchard Parkway conforms to City Council Policy 6-5.

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Upon completion of the driveway renaming it will impact two overhead street signs affixed to stop lights that currently indicate 'Nortel' as the driveway on the east side of Orchard Parkway, and 'Agilent' as the driveway to the west side of Orchard Parkway (see attached photograph). No change is requested to 'Agilent'. The driveway name will be changed from 'Nortel' to 'Tamara Way'.

CEQA

The project is exempt under Section 15061 where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

RECOMMENDATION

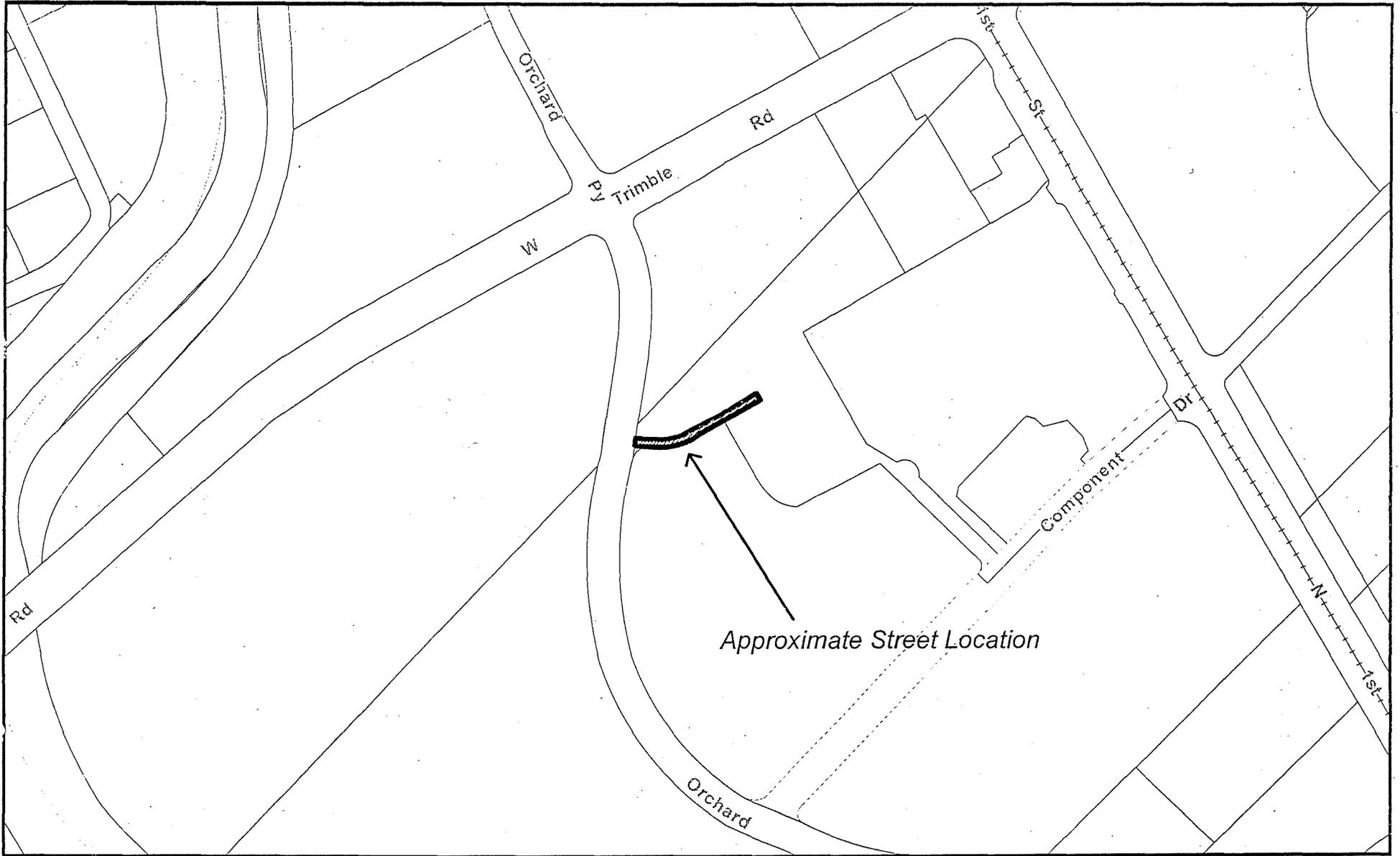
Planning staff recommends that the Planning Commission recommend that the City Council approve the proposed private driveway renaming.


for JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

cc: Marissa Travers, Equity Office Properties, 1740 Technology Drive, Ste 150, San Jose, CA 95110
Art Kennedy, 1810 Gateway Drive, Ste 150, San Mateo, CA 94404

Attachments:

- Exhibit "A" / Location Map
- Photograph of Street Signage
- Letter from Applicant
- Council Policy 6-5: Street Naming and Renaming



07/12/2007

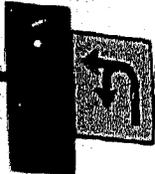
EXHIBIT A

Scale: 1"= 400'
Noticing Radius: 300 feet

File No: ST07-001

District: 4

Quad No: 50



← Nortel
Agilent →





San Francisco Region - San Jose
1740 Technology Drive, Suite 150
San Jose, California 95110

phone 408.346.4000
www.equityoffice.com

November 26, 2007

Suparna Saha
City of San Jose
Department of Planning, Building and Code Enforcement
200 East Santa Clara Street
San Jose, CA 95113

Re: Proposed renaming of street from NORTEL to TAMARA WAY (ST07-001)

Dear Suparna:

Thank you for your letter of September 19, 2007 addressed to Art Kennedy regarding the proposed street renaming of NORTEL to TAMARA WAY. Below please find our response to the items you have identified as outstanding in this letter and by phone conversation with me.

With regard to the City Council Policy (6-5) requirement that community meetings be held for all affected property owners and/or occupants and businesses within 500 feet of the proposed site, I would like to confirm as the owner's representative that all buildings within 500 feet of street in question are vacant and Equity Office Properties, formerly CarrAmerica, is the sole property owner. The attached parcel maps and Assessment Roll Information for Tax Year 2007 shows that the only addresses within APN #101-02-007 are 2560 Orchard Parkway and 2570 Orchard Parkway. Both these properties are owned by Equity Office Properties and confirmed to be 100% vacant. Given that street renaming request is being submitted by the only affected property owner, and that there are no additional affected occupants or businesses within 500 feet, community meetings to address this request are not applicable and will not be held.

To satisfy the requirement that Art Kennedy has sufficient authority to request this street renaming on behalf of the property owner, Equity Office Properties, please refer to the attached letter from Christopher Peatross, president of Equity Office Properties which was also mailed directly to you on October 24, 2007.

I request that this letter be included in the previously submitted application to rename existing street NORTEL to TAMARA WAY and that you move forward with the review and scheduling necessary to bring this decision to the Planning Commission for a decision at a public hearing.

Please do not hesitate to me directly at (408) 487-4127 or marissa_travers@equityoffice.com if you require assistance or have further questions.

Sincerely,

Marissa Travers
Project Management Associate
Equity Office Properties

City of San José, California

CITY COUNCIL POLICY

POLICY NUMBER: 6-5
TITLE: STREET NAMING AND RENAMING
EFFECTIVE DATE: March 13, 1971
REVISED DATE: May 10, 2005

BACKGROUND

The City Council of the City of San Jose is responsible for the naming of public streets, boulevards, avenues, drives, courts, circles, pedestrian and other public and private rights-of-way. Street renaming is often a serious and complicated matter. It should be a process that is inclusive of the community. The purpose of the policy is to set forward appropriate criteria and a process by which streets are renamed in the City of San José. The policy places a heavy burden and strict criteria on street name change proponents due to the disruption a name change can cause existing businesses, the post office and the initial, temporary confusion that can be caused and potential removal of significant names of historical meaning.

PURPOSE

The City Council desires to establish uniform guidelines to govern the naming of streets and the changing of street names in order to avoid potential conflicting names or misunderstandings and to promote the public welfare and general convenience of the community.

POLICY

New Streets and Other Named Rights of Way

It is the policy of the City of San Jose that the names for new public and private streets and other named rights of way:

- A. Are to be selected by the developer and submitted to the Department of Planning, Building and Code Enforcement for clearance and approval before the tract map is recorded.
- B. Must meet with the approval of the County Communications Department and the U.S. Post Office.
- C. That continuing for some length in one general alignment shall have only one name.
- D. Will usually be called "court" when they are cul-de-sacs; however, "place" is acceptable. A cul-de-sac may carry the same name as the street at its open-end.
- E. That are loop streets will usually be called "circle".
- F. The maintenance and future use of names with historic significance within Santa Clara Valley is encouraged.

Renaming of Other Named Rights of Way

It is the policy of the City of San Jose that the renaming of public and private streets and other named rights of way shall follow the criteria and process set forth below:

1. Renaming of public or private streets or other named rights of way shall fully implement the Council Policy on Public Outreach, specifically including early consultation with the affected community, multi-lingual notices in English, Spanish, and Vietnamese (and including any other language that is reasonably known to be prominent in the area) and translation,
2. Prior to submitting an application to the Plan Implementation Division, the applicant is responsible for holding at least one public meeting noticed in English, Spanish, and Vietnamese (and including any other language that is reasonably known to be prominent in the area) to all affected property owners and/or occupants and businesses.
3. "Affected property owners" means property owners and/or occupants and businesses within 500 feet of the street whose name is proposed for change.
4. Submit a completed application to the Plan Implementation Division of the Department of Planning, Building, and Code Enforcement, including:
 - The existing street name, the proposed new street name and the reasons for the requested street name decision must be submitted.
 - A location map showing the street or the portion of a street proposed for renaming
 - The required application, environmental and outreach fees
 - The applicant's proof of legal residency or business address in the City of San José. This may be in the form of a utility bill with the applicant's name and address listed.
 - A list of names and addresses of all affected property owners and occupants with their corresponding Assessor's Parcel Number
 - A petition signed and dated by a majority (over fifty percent) of the affected property owners with their printed names and addresses next to their signatures and that:
 - a. indicates their support of the proposed street renaming, and
 - b. the signatures are no more than two years old upon time of submittal to the City of San José, and
5. Each and every petitioner must be a resident of real property or business within 500 feet of the street whose name is proposed for change or initial naming.
6. The applicant will be responsible for providing a utility bill from each signatory as a method for verifying signatures collected.
7. Renaming of streets with names of Santa Clara Valley historic significance is discouraged.
8. Renaming of streets the contained in the City of San José's Historic Resources Inventory or that may have potential historical significance, shall be referred to the Historic Landmarks Commission for review and recommendation.
9. The Planning staff shall hold at least one public meeting in accordance with the Council Policy on Public Outreach on the proposed renaming prior to the Planning Commission's public hearing.
10. Staff shall prepare a report and recommendation to the Planning Commission (and any other appropriate commission) and a subsequent memo to the City Council addressing the Commission's recommendation on a proposed street renaming application.

RESOLUTION NO.

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SAN JOSE RECOMMENDING THE RENAMING OF NORTEL,
AN ENTRY DRIVEWAY (PRIVATE) TO
TAMARA WAY**

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSE:

WHEREAS, the property owner Equity Office Properties has requested the renaming of Nortel, an entry private driveway (commencing from Orchard Parkway) to Tamara Way; and

WHEREAS, this change would be consistent with the Council Policy 6-5, and will promote the welfare and general convenience of the community; and

WHEREAS, at the hearing on this matter, Commission gave all persons full opportunity to be heard and to present testimony respecting said Street Renaming (private driveway); and

NOW, THEREFORE:

Section 1. This Commission does hereby recommend renaming of Nortel, a private entry driveway to Tamara Way; in the City of San Jose, as shown on the attached Exhibit "A," to be effective 30 days after approval by the City Council.

Section 2. The Director of Planning, Building and Code Enforcement is hereby directed to transmit a copy of this resolution to the City Council.

ADOPTED this 12th day of March, 2008, by the following vote:

AYES:

NOES:

ABSENT:

Chairperson

ATTEST:

Joseph Horwedel, Secretary