



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Stephen M. Haase

**SUBJECT:** SUNOL NO. 69

**DATE:** May 31, 2005

Approved

Date

6/02/05

**COUNCIL DISTRICT:** 6

## **RECOMMENDATION**

It is recommended that the City Council adopt a resolution ordering the reorganization of territory designated as Sunol No. 69 which involves the annexation to the City of San Jose of 0.25 gross acres of land located at the east side of Page Street, approximately 540 feet southerly of Douglas Street and adjacent to the City of San Jose annexation Sunol No. 58 and the detachment of the same from Sunol Sanitary, County Lighting County Services, Central Fire Protection and Area No.01 (Library Services) County Services.

## **BACKGROUND**

On January 25, 2005, the City Council adopted Zoning Ordinance 27346 which rezoned the subject property from County to R-M Multiple Residence Zoning District.

The proposed annexation consists of a parcel of land identified as Assessor's Parcel Number 277-21-009 and the detachment from Sunol Sanitary, County Lighting County Services, Central Fire Protection and Area No.01 (Library Services) County Services.

## **ANALYSIS**

The reorganization is defined as 100 percent consent, since the property owners of the parcel signed the annexation petition. The site consists of a discreet 0.25 acre developed parcel. The Registrar of Voters has certified that there are two registered voters in the affected area of the reorganization.

The proposed annexation would facilitate development and intensification of the site with residential uses on land that is within the City's Urban Service Area (USA). This parcel is adjacent to City territory to the east, and County territory to the north, south, and west. The proposed reorganization and annexation of the subject site conforms to the City's General Plan and Santa Clara County LAFCO policies in that existing and future urban development should take place within cities.

Proceedings are being conducted under provisions of the California Government Code Section 56826, which grants the City conducting authority and allows the completion of reorganization in Santa Clara County without Local Agency Formation Commission (LAFCO) approval.

Before approving the reorganization proposal, the City Council is required to make certain findings as listed below. Staff comments follow each finding.

1. The unincorporated territory is within the City's Urban Service Area as adopted by LAFCO. *The site is located within the City's Urban Service Area.*
2. The County Surveyor has determined the boundaries of the proposal to be definite and certain and in compliance with LAFCO Annexation Policies. *The County Surveyor has certified the boundaries of the reorganization.*
3. The proposal does not split lines of assessment or ownership. *All affected parcel(s) are being reorganized in their entirety.*
4. The proposal does not create islands or areas in which it would be difficult to provide municipal services. *No such islands are being created. The completion of reorganization proceedings would result in the reduction of a pocket of unincorporated territory.*
5. The proposal is consistent with the City's adopted General Plan. *The proposed annexation is consistent with the City's adopted policy within the General Plan, as well as LAFCO and the County of Santa Clara policy in that existing and future urban development be located within cities.*
6. The territory is contiguous to existing City limits. *The area proposed to be reorganized is contiguous to the City limits along one side as shown on the attached map.*
7. The City has complied with all conditions imposed by LAFCO for inclusion of the territory in the City's Urban Service Area. *No such conditions have been imposed.*

### **OUTCOME**

Upon completion of the annexation/reorganization proceedings the territory designated "Sunol No. 69" shall be annexed into the City of San José.

### **PUBLIC OUTREACH**

Notices of the public hearings for the rezoning (C04-113) were mailed to all property owners and tenants within 500 feet of the project site. Notice of the public hearings was also published in the newspaper.

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**COORDINATION**

As standard procedure in the development review process, this project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department, Finance Department and the City Attorney.

**CEQA**

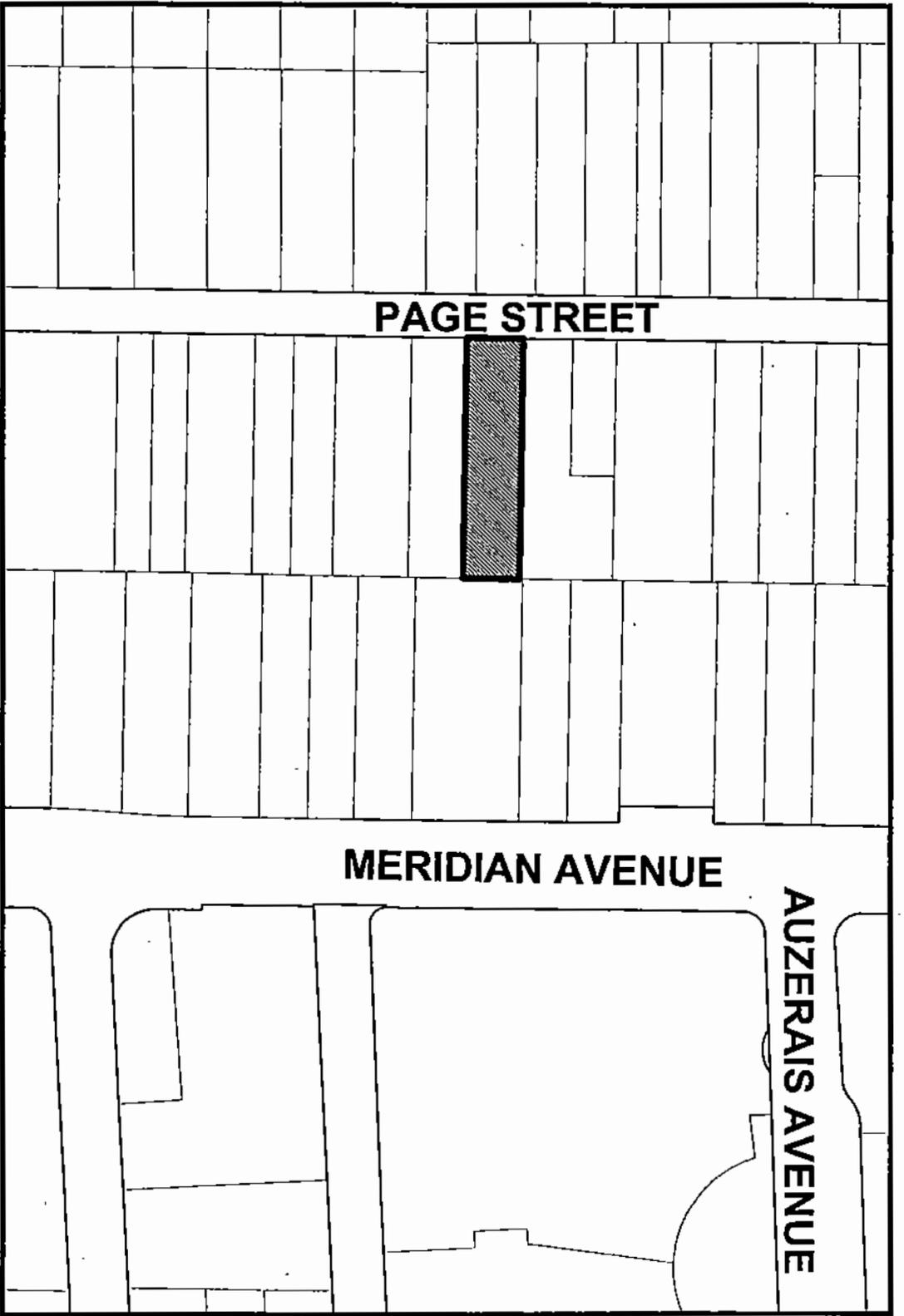
GP2020 EIR (Resolution No. 65459).

  
 STEPHEN M. HAASE, DIRECTOR  
Planning, Building and Code Enforcement

Attachments: Legal Description and Annexation Map

c: Mazen Arabi, 6929 Azalea Drive, San Jose, CA 95120

SS



**PAGE STREET**

**MERIDIAN AVENUE**

**AUZERAIS AVENUE**

Scale: 1"=140'



Map Created On:  
12/14/2004

**File No: SUNOL 69**

**District: 06**

**Quad No: 62**

**EXHIBIT "A"**

Annexation to the City of San Jose

SUNOL No. 69

March 2004

Revised, March 2005

The northerly 50.14 feet front and rear measurements of Lot 8, in Block 4, as shown upon that certain Map entitled "Map of The Maypark Half Acres", which Map was filed for record in the Office of Recorder of Santa Clara County, State of California, on December 8, 1908 in Book M of Maps, at page 47, described as follows:

Commencing at the southeasterly corner of said Lot 8, said point also being the southwesterly corner of the Annexation to the City of San Jose, as defined by the Annexation titled "Sunol No. 58";

Thence along the easterly line of said Lot 8 and the Annexation line of City of San Jose, as defined by the Annexation titled "SUNOL No.58", North 00°16' West 49.03 feet to the point of BEGINNING;

Thence leaving said Annexation line, along a line parallel to the southerly line of San Carlos Street, as shown upon above-mentioned Map, South 89°30' West 225.00 feet to a point on the easterly line of Page Street 40 feet wide, said Street shown upon above-mentioned Map;

Thence along the easterly line of Page Street, North 00°16' West 50.14 feet;

Thence leaving said line of Page Street, along a line parallel to the southerly line of San Carlos Street, North 89°30' East 225.00 feet to the northeasterly corner of said Lot 8, said corner being on the westerly line of the Annexation to the City of San Jose, as defined by the Annexation titled "Sunol No. 58";

Thence southerly along the westerly line of said the Annexation and the easterly line of said Lot 8, South 00°16' East 50.14 feet to the point of BEGINNING.

Containing 0.259 acre, more or less.



*Hugo Alfredo Vasquez-O*

# SUNOL NO. 69 ANNEXATION

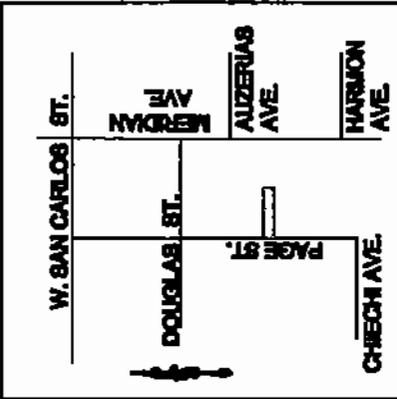
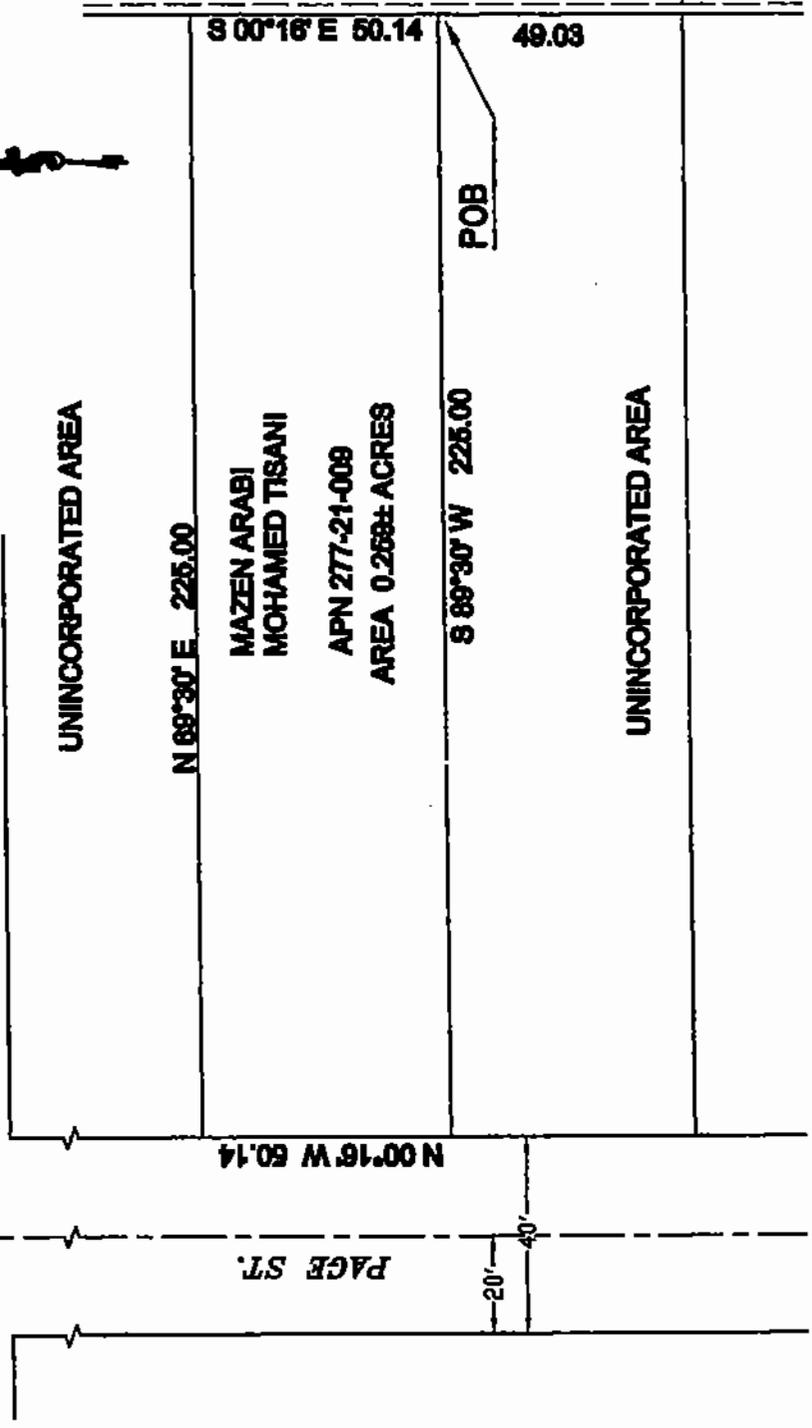
LEGEND:  
 --- SAN JOSE CITY LIMITS  
 --- PROPOSED ANNEXATION LIMITS  
 --- STREET CENTERLINE

**EXHIBIT B**  
**PROPOSED ANNEXATION TO THE CITY OF**  
**SAN JOSE**  
**ENTITLED 'SUNOL NO. 69'**

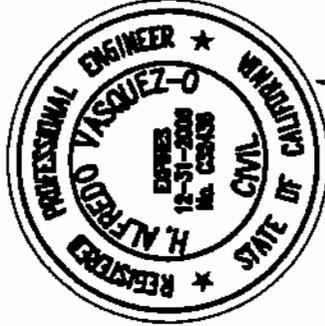
DATE: 03-2004, REV DATE: 03-2008

SCALE: 1"=40'

DOUGLAS ST.



LOCATION MAP



*Hugo Augusto Vasquez-Ochoa*

SUNOL NO. 58

SUNOL NO. 55