



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: JOSEPH HORWEDEL

SUBJECT: SEE BELOW

DATE: October 27, 2006

Approved *Deane Fuha* Date *10/30/06*

COUNCIL DISTRICT: 2
SNI AREA: N/A

SUBJECT: MONTEREY PARK NO. 110. REORGANIZATION/ANNEXATION TO THE CITY OF SAN JOSE OF AN APPROXIMATELY 42.6 GROSS ACRE COUNTY POCKET CONTAINING 3 PARCELS ON THE EAST SIDE OF COYOTE ROAD, 1700 FT NORTHERLY OF SILVER CREEK VALLEY ROAD.

RECOMMENDATION

It is recommended that the City Council at a public hearing on November 14, 2006 at 7:00 p.m. adopt a resolution initiating proceedings, and setting January 9, 2007 at 7:00 p.m. for a public hearing on the reorganization of territory designated as Monterey Park No. 110 which involves the annexation to the City of San Jose of an approximately 42.6 gross acre parcel, owned by the County of Santa Clara, on the East side of Coyote Road, 1700 ft northerly of Silver Creek Valley Road. Implementation of the annexation would result in the detachment of properties within the annexation area from Central Fire Protection, and Area No. 01 (Library Services) County Service. A map showing the affected territory is attached.

OUTCOME

Upon completion of the annexation/reorganization proceedings, the territory designated Monterey Park No. 110 will be within the incorporated area of the City of San José and eligible to receive City services. Implementation of the annexation would result in the detachment of properties within the annexation area from the special districts, which include from Central Fire Protection, and Area No. 01 (Library Services) County Service.

BACKGROUND

On April 26, 2006, the City Council voted to provide direction to City staff to proceed with a County island annexation program, which involves the annexation of all unincorporated County pockets less than 150-acres in size. On August 8, 2006 the City Council approved the proposed phasing for the

annexation of the County pockets. The City of San Jose is initiating the annexation of the subject area as a part of Phase 1 of this program.

The property will be immediately zoned A Agricultural District upon its annexation to the City of San Jose in accordance with Section 20.130.310 of the Zoning Ordinance, as the parcel is zoned by the County of Santa Clara as "A-Exclusive Agricultural District. The subject site, bounded by Shady Oaks Park to the north, Coyote Drive to the west, and the Coyote Creek Parkway Trail to the south and east, is undeveloped and is surrounded by public park, open space, and residential uses. The site consists of 1 parcel and no residences.

ANALYSIS

The proposed annexation and zoning to A-Agriculture will allow agricultural and open space uses consistent with the Zoning Code, the existing neighborhood and the existing uses and/or structures on the subject property. The proposed annexation is being done as part of the first phase of the County island annexation process as it has been determined that it will create a negligible impact on City services because of its size, location and number of inhabitants.

POLICY ALTERNATIVES

Not Applicable.

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)**

Although this item does not meet any of the above criteria, Outreach will occur consistent with Council Policy 6-30: Public Outreach for Pending Land Use and Development Proposals. A notice of the public hearing was distributed to the owners and tenants of all properties located within 300 feet of the project site and posted on the City website. The rezoning was also published in a local newspaper, the Post Record. This staff report is also posted on the City's website. An Answer Book has been distributed to all residents and property owners within the areas to be annexed as a part of Phase I of the program. Staff has also been available to respond to questions from the public.

COORDINATION

The project was coordinated with the Departments of Transportation, Fire, Police, Parks, Recreation and Neighborhood Services, Environmental Services, Public Works, Library, and the Redevelopment Agency. These departments are participating in a working group to coordinate, discuss and resolve issues associated with the annexation efforts.

FISCAL/POLICY ALIGNMENT

This project is consistent with the City Council's direction to initiate annexation of unincorporated islands of less than 150-acres. The zoning and annexation of this unincorporated pocket furthers the Urban Service Area policies of the General Plan that encourage the County and LAFCO to join in cooperative efforts to seek the annexation of urbanized County pockets within the City's Urban Service Area.

The site is designated Public Park Open Space on the San Jose 2020 General Plan Land Use/Transportation Diagram. The proposed Open Space Zoning District allows open space and future park uses consistent with the General Plan Public Park Open Space land use designation.

COST SUMMARY/IMPLICATIONS

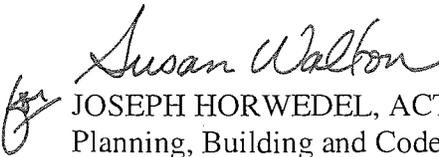
The proposed annexation is being done as part of the first phase of the County island annexation process as it has been determined that it will create a negligible impact on City services because of its size, location and number of inhabitants.

BUDGET REFERENCE

Not applicable.

CEQA

The environmental impacts of this project were addressed by a Final EIR entitled, "San José 2020 General Plan," and certified on August 16, 1994, by the City of San José City Council.


JOSEPH HORWEDEL, ACTING DIRECTOR
Planning, Building and Code Enforcement

For questions please contact Richard Buikema at the Department of Planning, Building and Code Enforcement at 408-535-7800.

Attachments



File No: C06-077 / MONT PARK 110
District: 02
Quad No: 116, 130

Scale 1 in = 500 ft 1:6000
Noticing Radius: 300 ft



Map Created On:
7/12/2006

County of Santa Clara

Department of Planning and Development
Development Services Office

County Government Center, East Wing
70 West Hedding Street, 7th Floor
San Jose, California 95110
(408) 299-5700 FAX (408) 279-8537



September 12, 2006

Ms. Neelima Palacherla, Executive Officer
LAFCO
70 W. Hedding Street
11th Floor, East Wing
San Jose, CA 95110

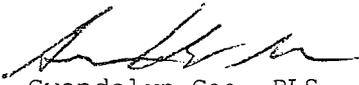
SUBJECT: San Jose Pocket Annexation No. 15 "Monterey Park No. 110"

The attached Exhibit "A" dated September 11, 2006 of the territory proposed to be annexed to the City of San Jose entitled:

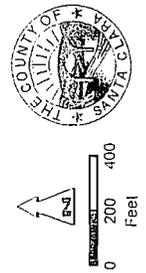
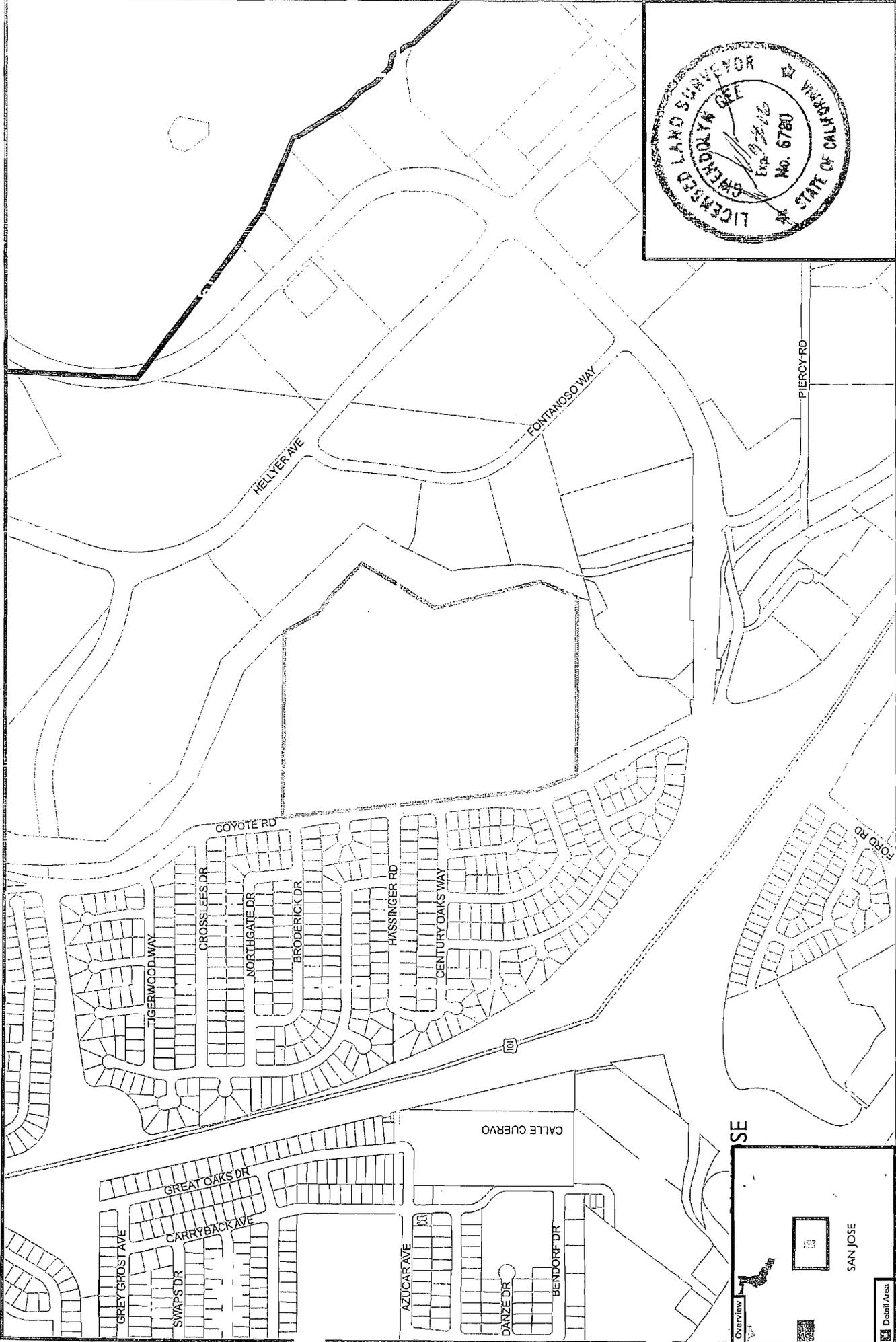
San Jose Pocket Annexation No. 15 "Monterey Park No. 110"

is in accordance with Government Code Section 56757 (c)(2). The boundaries of said territory are completely surrounded by the City of San Jose and are definite and certain. The proposal is in compliance with the Local Agency Formation Commission's road annexation policies.

Per the Local Agency Formation Commission and the State Board of Equalization, this Pocket annexation does not require a legal description.


Gwendolyn Gee, PLS
County Surveyor

Attachments:
Exhibit "A" (PSJ-13)



- Urban Service Area
- Incorporated Lands
- Area of Annexation
- Unincorporated Lands

County of Santa Clara
 County Surveyor's Office
 Gwendolyn Gee, P.L.S., County Surveyor

6000 Scale Index Map

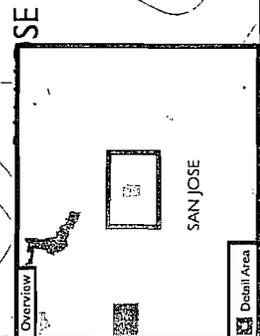
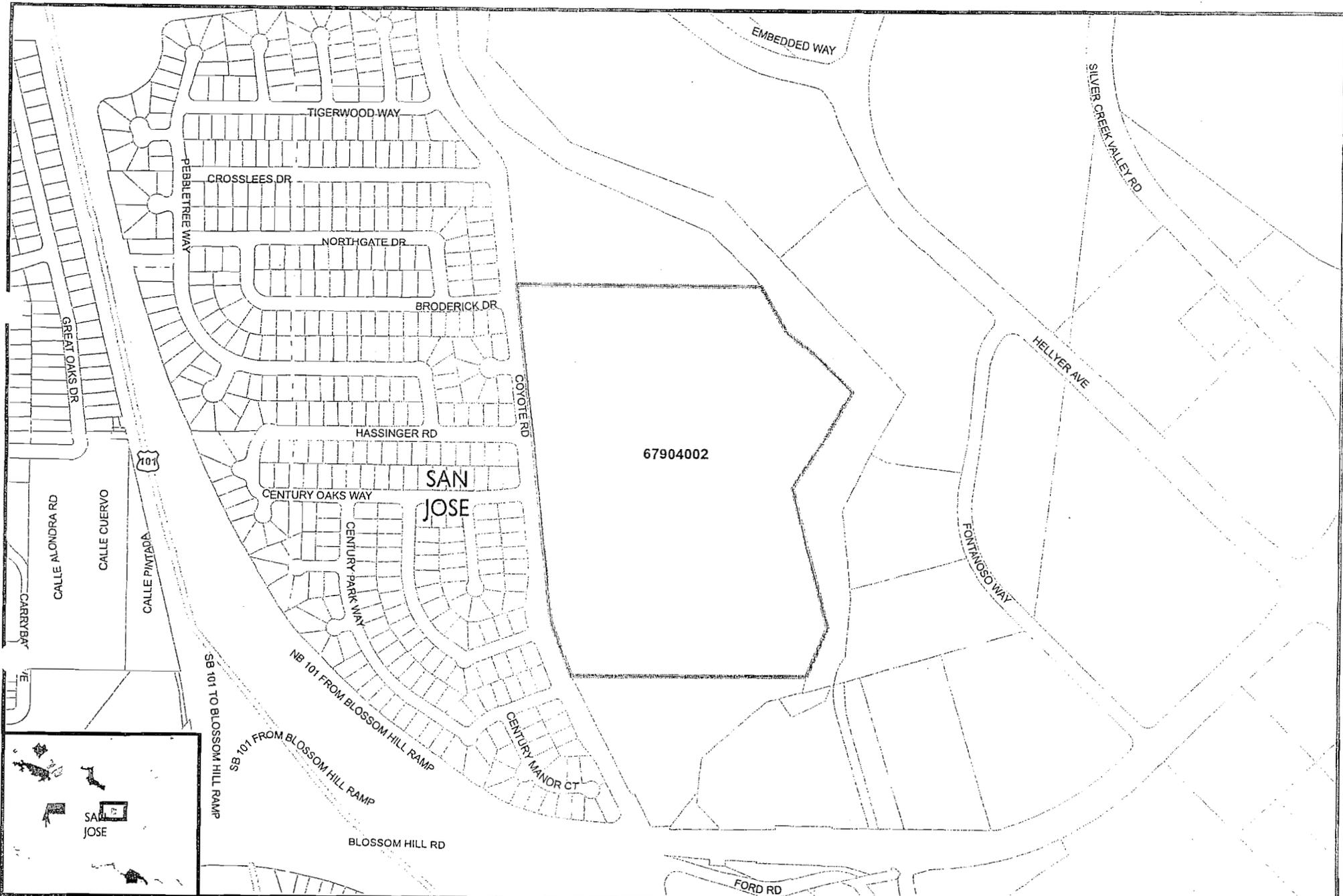


EXHIBIT A
San Jose Pocket No. 15
Monterey Park No. 110
42.6 Acres +/-
 09/11/06

SHEET 1 OF 2



Assessor's Parcel Numbers
 San Jose Pocket No. 15
 Monterey Park No 110
 09/11/06 SHEET 2 OF 2

County of Santa Clara
 County Surveyor's Office
 12345678 Assessor's Parcel Numbers

-  Area of Annexation
 -  Incorporated Lands
 -  Unincorporated Lands
- 6000 Scale Index Map

