

# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** JOSEPH HORWEDEL

**SUBJECT:** SEE BELOW

**DATE:** September 2, 2008

Approved

Date

9/4/08

**COUNCIL DISTRICT:** #6  
**SNI AREA:** Burbank/Del Monte

**SUBJECT: BURBANK NO. 41 REORGANIZATION/ANNEXATION TO THE CITY OF SAN JOSE OF AN APPROXIMATELY 16 GROSS ACRE COUNTY ISLAND CONSISTING OF 53 PARCELS LOCATED ON THE NORTH SIDE OF STEVENS CREEK BOULEVARD, WEST OF REVEY AVENUE, INCLUDING ADDITIONAL PROPERTIES ALONG BELLEROSE DRIVE, DI SALVO AVENUE, CIRO AVENUE, O'CONNOR DRIVE AND BAILEY AVENUE**

## RECOMMENDATION

It is recommended that the City Council adopt a resolution ordering the reorganization of territory designated as Burbank No. 41 which involves the annexation to the City of San Jose of an approximately 16 gross acre County island located on the north side of Stevens Creek Boulevard, west of Revey Avenue, including additional properties along Bellerose Drive, Di Salvo Avenue, Cirol Avenue, O'Connor Drive and Bailey Avenue, and the detachment of the same from the appropriate special districts including Central Fire Protection, County Lighting, West Valley Sanitation, and Area No. 01 (Library Services) County Service.

## OUTCOME

Upon completion of the annexation/reorganization proceedings, the territory designated Burbank No. 41 shall be annexed into the City of San Jose.

## BACKGROUND

The City Council voted unanimously to initiate this annexation as part of Phase 3 of the County Island Annexation program on August 19, 2008. One speaker opposed the initiation, questioning the City's ability to provide emergency services and transportation infrastructure maintenance for these areas.

The proposed annexation consists of 53 parcels developed with single-family, two-family, and multi-family residences as well as office and commercial buildings which upon annexation to the

HONORABLE MAYOR AND CITY COUNCIL

September 2, 2008

**Subject: Burbank No. 41**

Page 2

City of San Jose would be detached from the following special districts: County Lighting, West Valley Sanitation, and Area No. 01 (Library Services) County Service. A map showing the affected territory is attached.

On April 26, 2006, the City Council voted to proceed with a County Island Annexation Program that involves the annexation of all unincorporated County pockets less than 150-acres in size. Phases 1 and 2 of this program resulted in the annexation of 32 County islands (covering 230 acres). The City of San José is initiating the annexation of the subject area in conjunction with Phase 3 of this program. The City Council approved a Planning Director initiated Prezoning (File No. C08-025) on August 12, 2008 which prezoned the subject site to allow uses consistent with the Zoning Code, the existing neighborhood and the existing uses and/or structures on the subject properties.

In November of 2006, the City and County entered into a Settlement Agreement to resolve disputes related to development of the County Fairgrounds site and development under the City's North San Jose Area Development Policy. As a part of that Settlement Agreement, the City agreed to review and process for ultimate consideration by the City Council the annexation to City of pockets of County territory that are 150 acres or less. While not agreeing to any particular outcome or decision on any particular annexation proposal, City did agree to make good faith efforts to process those annexations for City Council consideration by April 15, 2011. This proposed annexation has been reviewed and processed pursuant to the agreements reached by the City and County in that Settlement Agreement.

### **ANALYSIS**

Annexation of this and other islands of less than 150-acres as part of the County Island Annexation Program fulfills the long-standing policy of the City, County and LAFCO that existing and future urban development should be located within cities. In addition, the County Island Annexation Program implements the Urban Service Area policies of the San Jose 2020 General Plan that encourage cooperative efforts to seek the annexation of urbanized County pockets within San Jose's Urban Service Area. Annexation of County Pockets will ultimately result in more efficient delivery of urban services throughout San Jose by creating logical city boundaries, removing existing gaps in infrastructure, and improving the efficiency of the delivery of urban services such as police and fire protection.

Before approving the reorganization proposal, the City Council is required to make certain findings as listed below. Staff comments follow each such 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 parcels are being reorganized in their entirety.
4. **The proposal does not create island or areas in which it would be difficult to provide municipal services.** As proposed, the annexation will not create islands. The completion of reorganization proceedings would result in the elimination 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 in that existing and future urban development should 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 as shown on the attached map.

#### EVALUATION AND FOLLOW-UP

City staff provides status updates on the County Island Annexation Program on the website dedicated to the program and in periodic updates to the City Manager's Office.

#### 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, staff followed Council Policy 6-30; Public Outreach Policy. Staff held community meetings on March 19, March 25, April 2, April 3, and July 8, 2008 with residents, property owners, and business owners in the county islands scheduled for annexation in 2008. The July 8<sup>th</sup> meeting focused on presenting the staff recommended zoning districts.

A notice of the public hearing was published, posted on the City's web site and distributed to the owners and tenants of all properties located within 300 feet of the project site. Information on the County Island Annexation Program is available on the Planning Division's website on the areas proposed for annexation and general information on what current county residents can expect upon the annexation of their property to the City of San José. An Answer Book has been distributed to all residents and property owners within the areas scheduled to be annexed in 2008 as a part of Phase 3 of the program. Staff has also been available to discuss the proposal with members of the public.

Issues specific to the proposed annexation of this County Island:

- **Office instead of Residential Zoning on Ciro Avenue and Di Salvo Avenue.** Staff has recommended residential zoning in conformance with the General Plan Transportation/Land Use Diagram and existing residential uses. However, several property owners have stated that their houses are more viable for medical office uses. The area was designated single-family residential in a General Plan amendment in 1989 to preserve the viability of the remaining residential neighborhood by preventing the further encroachment of medical office uses into the area. Pressures exist to convert additional housing for professional office purposes because of the close proximity to O'Connor Hospital. A change to office use could be subsequently evaluated through a General Plan amendment proposal. Rezoning is prohibited by state law for a period of two years following annexation.

Below is a summary of some of the primary issues of concern to residents and property owners of this and other County Islands proposed for annexation as part of the County Island Annexation Process:

- **Taxes.** There will be no change to the assessed valuation of property or tax rate as a result of annexation to the City of San Jose. Some assessments change or are eliminated (libraries, sewer, street lighting), with the amount of special assessments comparable to what was paid in the County. Newly annexed residents will be subject to the City's transfer tax (\$3.30/1000) and utility user's tax (5%).
- **Streamlined Annexation Process.** The State has waived formal protest proceedings for unincorporated areas surrounded or substantially surrounded by cities, that are already developed and within their Urban Service Area, and are less than 150 acres in size. Staff has received comments of concern from residents and property owners regarding the limits placed on their ability to protest annexations as a result of the streamlined process.
- **County/City Permit Processes.** Under State law, no changes in zoning or general plan designations can be approved for two years after the annexation unless findings can be made that a substantial change has occurred. The County stops accepting new development permits about six weeks prior to the annexation initiation hearing. Those with valid building permits in the County can continue construction, and inspections will be conducted by the County. New development permits can be obtained from the City

once the annexation is effective.

- **Zoning Regulations.** Staff has provided information to residents regarding development standards under the new zoning districts, as well as other policies and programs such as regulations for legal nonconforming uses and the secondary unit program.
- **Boundaries (School district, zip code, and real estate)** Annexation does not affect school district boundaries. Address and real estate listing boundaries are not determined by the City. There are no immediate changes to these boundaries as a result of annexation. Staff cannot speak to the possibility of future changes in these boundaries by outside agencies or organizations.
- **Code Enforcement.** City of San Jose Code Enforcement will respond to complaints of code violations once the annexation is effective.
- **Sidewalks, Sewers, Lighting, Streets.** Upon annexation, residents should not expect the City to construct sidewalks or require construction of sidewalks until new development takes place or improvements are made within the public street right-of-way. The City also constructs sidewalks as part of street improvement projects funded through the City's Capital Improvement Program. San José does not have an assessment for street lights but will take over responsibility for maintaining existing street lights and taking care of outages, malfunctions, and damages.
- **Collection of Garbage and Recyclables** Annexation into San José, will result in an eventual change to one of the companies under contract with the City for garbage and recyclable collection services. The change will not occur immediately upon annexation. Customers will be notified in advance regarding the time at which their garbage collection services will change.

Information regarding these and other issues are addressed in the Annexation Answer Book which is provided to all residents and property owners within the areas proposed for annexation to the City of San Jose.

### **COORDINATION**

This project was coordinated with the Department of Public Works, Department of Transportation, Fire Department, Police Department, Building Division, Environmental Services Department and the City Attorney. Staff from the relevant Departments meets on a regular basis regarding issues related to the County Island Annexation Program. The City provides regular updates to the County of Santa Clara on the status of the program.

### **FISCAL/POLICY ALIGNMENT**

This project is consistent with the City Council's direction to initiate annexation of unincorporated islands of less than 150-acres.

**COST SUMMARY/IMPLICATIONS**

The annexation of this and other islands will remove existing gaps in infrastructure and inefficiencies in the delivery of urban services such as police and fire protection. Upon annexation, the City of San José will receive tax revenue from property in these unincorporated pockets whose residents utilize City facilities such as roads, libraries, parks, and community centers. Incorporation of these islands will result in a more equitable distribution of costs amongst all residents who benefit from City services and facilities.

The City will incur operational costs to provide direct services to the area such as emergency services provided by the Police and Fire Departments, demands by residents and businesses for street maintenance, code enforcement, recreational and library services. The larger County islands were intentionally included as part of the third and last phase of the County Island Annexation Program (initiated in 4/2006) to allow sufficient time for City service providers to prepare to take responsibility for providing services in these areas. Planning staff has closely coordinated with staff from other departments to assist in their preparation to provide services to the area.

**BUDGET REFERENCE**

Not applicable.

**CEQA**

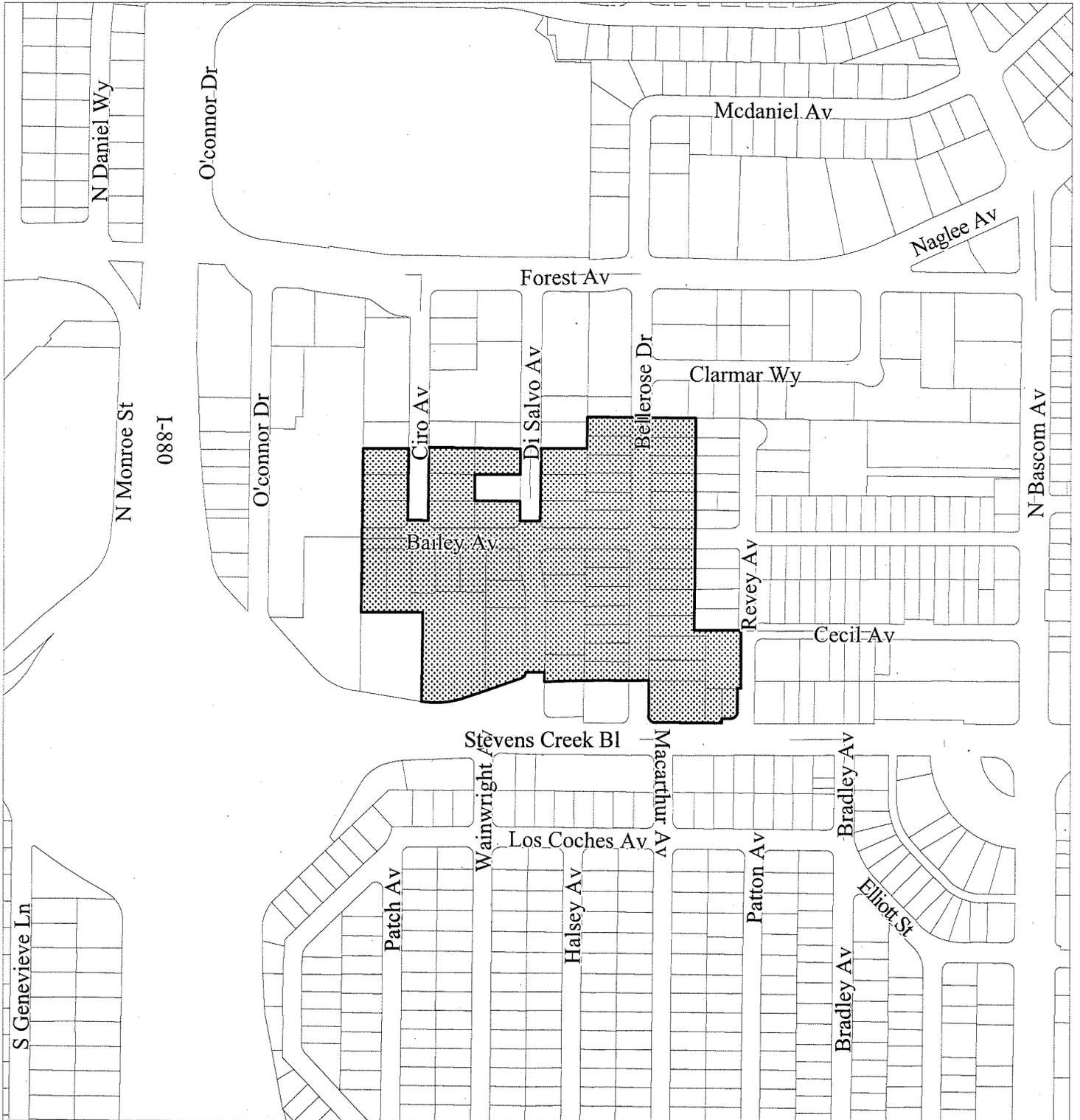
Resolution No. 65459

  
For JOSEPH HORWEDEL, DIRECTOR  
Planning, Building and Code Enforcement

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

Attachments

C08-025, BURBANK 41  
Location Map



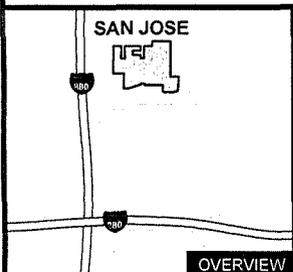
Noticing Radius = 300 Ft

District: 6  
Quad: 82

Prepared by the Department of Planning, Building, and Code Enforcement  
City of San Jose, California  
Joseph Horwedel, Director

Map Created On:  
6/19/2008





OVERVIEW



**County of Santa Clara**  
 Department of Planning and Development  
 Office of the County Surveyor  
 County Government Center, East Wing  
 70 West Hedding Street, 7th Floor  
 San Jose, California 95110

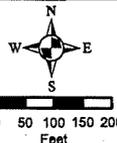
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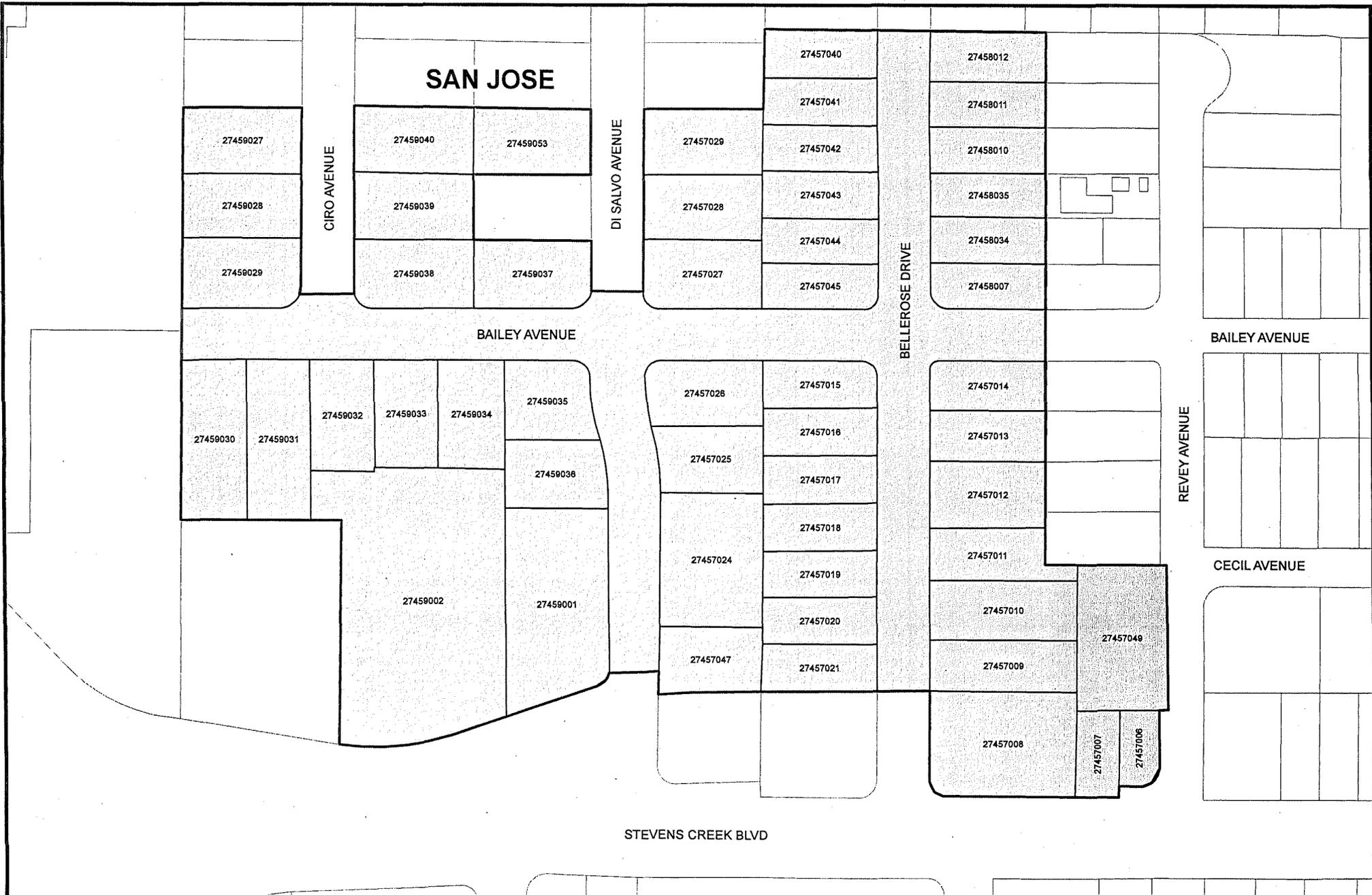
**EXHIBIT "A"**  
**San Jose Pocket Annexation No. 38**  
**Burbank No. 41**  
**16 Acres +/-**

Prepared by the Office of the County Surveyor  
 July 11, 2008  
 Gwendolyn Gee, County Surveyor

LEGEND:

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





**County of Santa Clara**

Department of Planning and Development  
Office of the County Surveyor

County Government Center, East Wing  
70 West Hedding Street, 7th Floor  
San Jose, California 95110

TITLE: **ASSESSOR'S PARCEL NUMBERS  
San Jose Pocket Annexation No. 38  
Burbank No. 41**

Prepared by the Office of the County Surveyor  
July 11, 2008  
Gwendolyn Gee, County Surveyor

- LEGEND:
-  Area of Annexation
  -  Incorporated Lands
  -  Unincorporated Lands

