



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: October 27, 2008

Approved

Date

10/31/08

COUNCIL DISTRICT: 6
SNI AREA: N/A

SUBJECT: ST08-004. STREET NAMING OF A PRIVATE DRIVE TO JULIE KATE PLACE TO PROVIDE AN ADDRESS FOR AN EXISTING LOT, LOCATED BEHIND 1064 BROADWAY AVENUE.

RECOMMENDATION

Planning staff recommends that the City Council approve the proposed street naming as Julie Kate Place.

OUTCOME

Adopt a resolution approving the proposed new street name.

BACKGROUND

On September 3, 2008, the applicant, Chris Piekarski, filed the subject Street Naming Application to create a private street name for an access easement that provides access to a property off Broadway Avenue that does not currently have an address (referred to as Parcel 1 on map below). Parcel 1 was created by a subdivision in 1969 for use as additional yard space for 1064 Broadway Avenue, therefore was never assigned a separate address. The applicant has proposed to construct a new single family residence on Parcel 1, which requires the assignment of an address on the property. No assignable street numbers remain on Broadway Avenue, therefore a new street name for the access easement is required.



The alternative to assigning a street name to the subject easement would be to require existing adjacent houses along Broadway Avenue to change their addresses to accommodate a street number for the subject lot. It is not the City's policy to request existing residents to change their street number to accommodate new development. Additionally, the City Addressing policies do not allow properties to be assigned half number addresses, such as 1064 ½ Broadway Avenue, or to assign unit numbers to lots, such as 1064 Broadway A and 1064 Broadway B. Therefore, a street name for the private access easement is the only way to provide an address to the lot.

ANALYSIS

The naming of this street has been reviewed for consistency with the City of San Jose Council Policy 6-5; *Street Naming and Renaming*. This Policy 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 impacted. In this instance no existing houses would have to be readdressed, and no existing street would be renamed. For this reason no community meeting was held for the project. The two policy criteria applicable to the naming of this street are as follows:

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

Both agencies have reviewed and approved the naming of the private drive as Julie Kate Place.

- *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.*

No residents would be affected by the proposed street name except for the owner of the subject properties, who is the applicant in this case. To obtain community feedback regarding the proposal prior to the public hearing, the applicant mailed a letter to all residents and property owners within 500 feet of the subject properties with a description of the project, a map of the proposed private drive, and provided contact information of both City staff and himself for neighbors to contact with any questions or concerns. Neither staff nor the applicant received any feedback regarding the request from the community.

Based on this analysis, staff concludes that the proposed naming of the private drive behind 1064 Broadway Avenue as Julie Kate Place conforms to City Council Policy 6-5.

EVALUATION AND FOLLOW-UP

Not Applicable

POLICY ALTERNATIVES

Alternative: The City Council could deny the proposed Street Naming application, which would not assign a private street name to the access easement benefiting Parcel 1.

Pros: None.

Cons: Existing single family residences would be required to change their street address in order to accommodate the address for the new single family residence located on Parcel 1.

Reason for not recommending: Staff is supportive of the change because it would not cause existing residences to change their address.

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)**

As discussed above, the applicant mailed a letter to all residents and property owners within 500 feet of the subject properties with a description of the project, a map of the proposed private drive, and the contact information of both City staff and himself. To date no neighbors have contacted staff or the applicant regarding the subject proposal.

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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 500-foot radius of the subject street renaming. This staff report was 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.

BUDGET REFERENCE

Not applicable.

CEQA

CEQA: Exempt.



JOSEPH HORWEDEL

Director of Planning, Building, and Code Enforcement

For questions please contact Darryl Boyd at 408-535-7800.

cc: Chris Piekarski, 1344 Iris Ct. San Jose, CA 95125



Approx. Scale: 1" = 250'

Map Created On: 09/03/2008

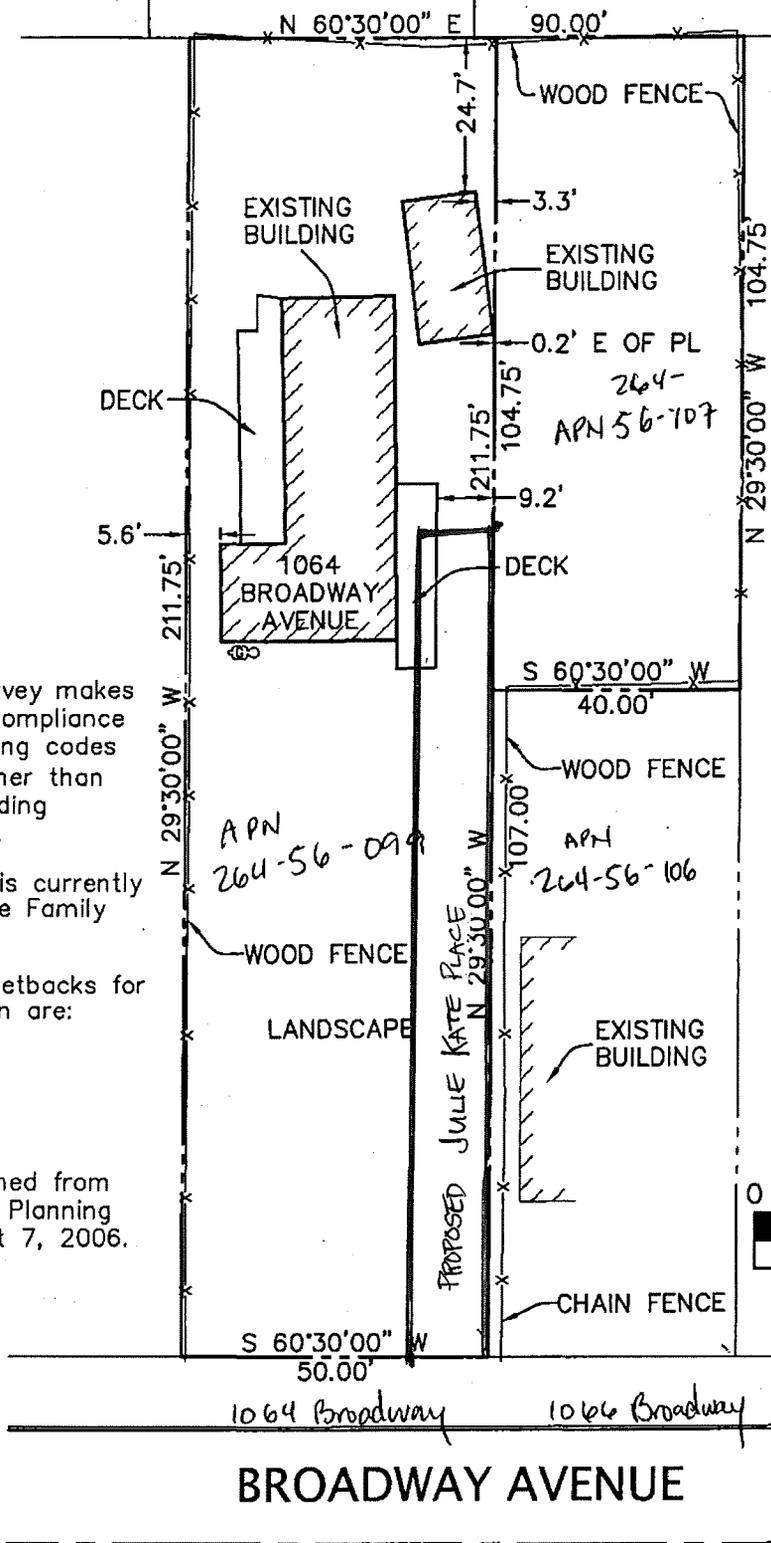
Noticing Radius: 500 feet

File No: ST08-004

District: 6

Quad No: 99

EXHIBIT "A"



Zoning Note: This survey makes no evaluation as to compliance with zoning and building codes and/or ordinances other than current municipal building setback line locations.

The subject property is currently zoned "R-1-8"; Single Family Residential

The current building setbacks for this zoning designation are:

- Front: 25.0'
- Side: 5.0'
- Rear: 20.0'

Information was obtained from the City of San Jose, Planning Department on August 7, 2006.

<p>PLOT PLAN FOR: JIM WALLS</p>		DATE	AUG, 2006
		SCALE	1"=30'
SAN JOSE	CALIFORNIA	DR. BY	BQN
		JOB	A06114
<p>EXHIBIT "A"</p>		SHEET NO.	1 OF 1

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