COUNCIL AGENDA: 12/16/08
ITEM: 11.1

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: October 9, 2008

COUNCIL DISTRICT: 5
SNI AREA: Mayfair

SUBJECT: ST08-002. STREET RENAMING TO CHANGE TIERRA ENCANTADA COURT TO BOB HANSEN WAY, SOUTH SIDE OF TIERRA ENCANTADA WAY.

RECOMMENDATION

The Planning Commission voted unanimously (7-0-0) to recommend that the City Council adopt a resolution to approve the subject Street Renaming to change Tierra Encantada Court to Bob Hansen Way, south of Tierra Encantada Way.

OUTCOME

Adopt a resolution approving the proposed new street name.

BACKGROUND

The street name Tierra Encantada Court was created and recorded November 23, 2005 in book 762 of maps, pages 38 & 39. Tierra Encantada Court is a private drive located within a recently completed townhome development currently known as "The Townhomes at Tierra Encantada Court."

The developer (Tierra Encantada Development, LLC.) wishes to re-name the street from Tierra Encantada Court to Bob Hansen Way to commemorate Mr. Robert D. Hansen who passed away in March 2008. Mr. Hansen had volunteered 15 years of his life on the Board of Directors of Community Housing Developers, Inc. (CHD). The Board of Directors of CHD would like to recognize Mr. Hansen's years of unpaid service with this street re-naming.

On October 8, 2008, the Planning Commission held a public hearing to consider the subject proposal. No member from the public spoke in support or in opposition to the proposed street renaming. The item was approved 7-0-0 on the consent calendar.

Planning staff recommended approval of the proposed renaming.

ANALYSIS

The renaming of Tierra Encantada Court to Bob Hansen Way is consistent with the City of San Jose Council Policy 6-5; *Street Naming and Renaming*, in that the purpose of the renaming is to commemorate Mr. Bob Hansen's years of unpaid service who passed away in March 2008. This renaming will not affect any resident, since the townhome development is not occupied or purchased by anyone. Additionally, the private drive has no street sign, indicating that the street has not been used recently for orientation purposes. Based on this analysis, staff concludes that the proposed renaming of the Tierra Encantada Court to Bob Hansen Way conforms to City Council Policy 6-5.

EVALUATION AND FOLLOW-UP

Not Applicable.

POLICY ALTERNATIVES

Alternative: The City Council could deny the proposed Street Renaming application, which would maintain the street name as it was approved on the tract map.

Pros: No change to the existing street name would occur and the existing address would remain the same.

Cons: The current street name would not satisfy the desire of the applicant and will not honor a fellow community member and his family for his years of service.

Reason for not recommending: Staff is not supportive of this alternative for the following reasons.

1. Tierra Encantada Court is privately located within the new town home development where no residents currently reside.
2. No street signs have been posted to affect the orientation of traffic.
3. "The Townhomes at Tierra Encantada Court" have not yet been purchased and are not owned by any individual other than the applicant.

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 impacted. In this instance, the street renaming will not affect any nearby residents because none own or occupy the Tierra Encantada Court town homes.

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 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 Building Division and the Department of Public Works.

FISCAL/POLICY ALIGNMENT

This project is consistent with the intent of the applicable Council approved policy.

COST SUMMARY/IMPLICATIONS

Since this street is a private street, there are no cost implications to the City of San Jose. The developer will be required to fund the street sign installation.

BUDGET REFERENCE

Not applicable.

CEQA

CEQA: Exempt.

Susan Walton
for JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Avril Baty at 408-535-7800.

PC AGENDA: 10/08/08
ITEM: 2.j.

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: PLANNING COMMISSION

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: September 23, 2008

COUNCIL DISTRICT: 5
SNI AREA: Mayfair

SUBJECT: ST08-002. STREET RENAMING TO CHANGE TIERRA ENCANTADA COURT TO BOB HANSEN WAY ON THE SOUTH SIDE OF TIERRA ENCANTADA WAY.

RECOMMENDATION

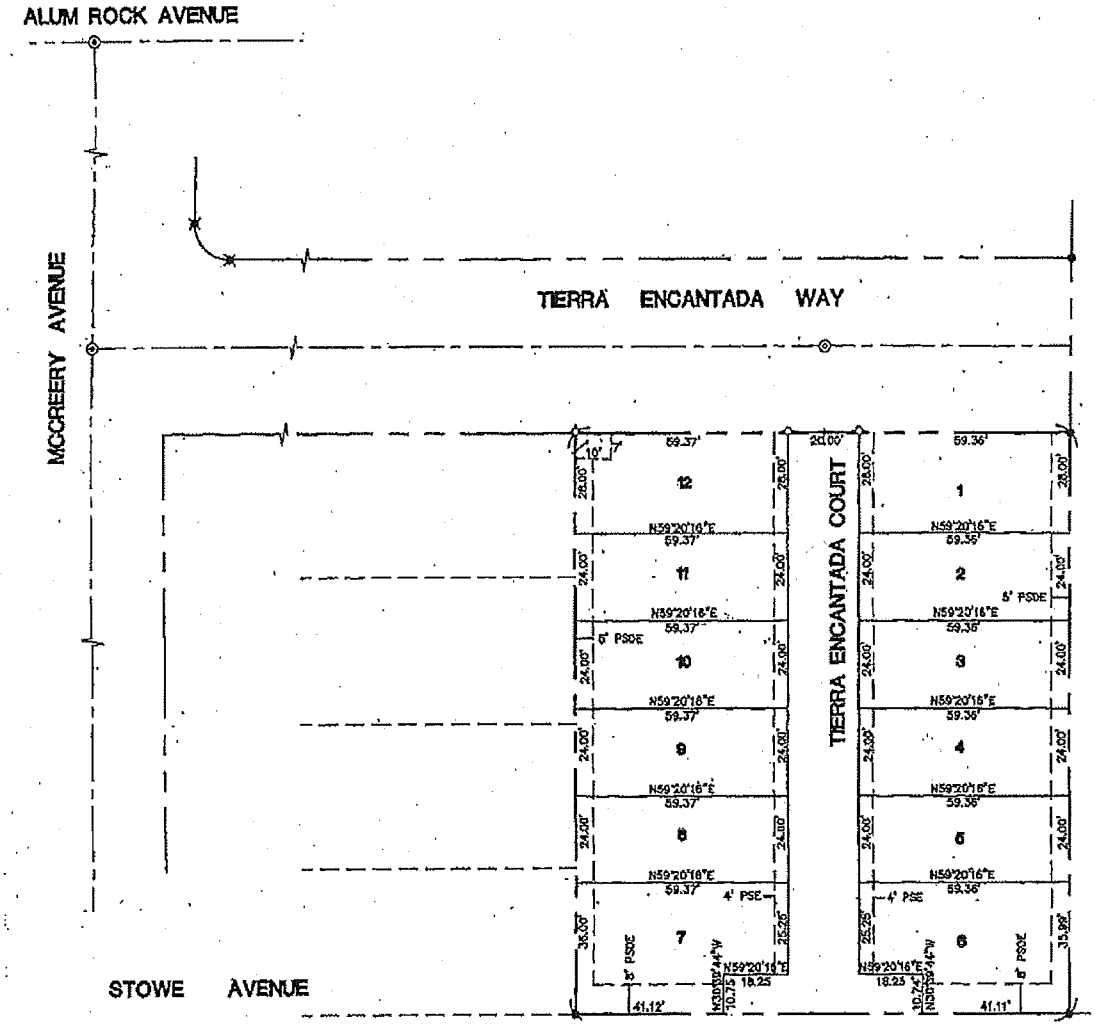
Planning staff recommends that Planning Commission make a recommendation to City Council to approve the proposed street renaming.

Location Map

BACKGROUND

The street name Tierra Encantada Court was created and recorded November 23, 2005 in book 762 of maps, pages 38 & 39. Tierra Encantada Court is a private drive located within a recently completed townhome development currently known as "The Townhomes at Tierra Encantada Court." (PD02-026/PT06-066)

The property owner/developer (Tierra Encantada Development, LLC.) wishes to re-name the street from Tierra Encantada Court to Bob Hansen Way to commemorate Mr. Robert D. Hansen who past away in March 2008. He volunteered 15 years of his life as Board of Director for the Community Housing Developers, Inc. (CHD). The Board of Directors of CHD would like to recognize Mr. Hansen's years of unpaid service.



Tract No. 9881 Street Renaming from Tierra Encantada Court to Bob Hansen Way.

ANALYSIS

The renaming of Tierra Encantada Court to Bob Hansen Way is consistent with the City of San Jose Council Policy 6-5; *Street Naming and Renaming*, in that the purpose of the renaming is to commemorate Mr. Bob Hansen's years of unpaid service who passed away in March 2008. This renaming will not affect any residents as all parcels on Tierra Encantada Court are owned by the applicant. Additionally, the private drive has no street sign, indicating that the street has not been used for orientation purposes. Based on this analysis, staff concludes that the proposed renaming of Tierra Encantada Court to Bob Hansen Way conforms to City Council Policy 6-5.

Alternative: The City Council could deny the proposed Street Renaming application, which would maintain the street name as it was approved on the tract map.

Pros: No change to the existing street name would occur and the existing addresses would remain the same.

Cons: The current street name would not satisfy the desire of the applicant and will not honor a fellow community member and his family for his years of service.

Reason for not recommending: Staff is not supportive of this alternative for the following reasons.

1. Tierra Encantada Court is located within a new town home development where no residents currently reside.
2. No street signs have been posted to affect the orientation of traffic.
3. All of the parcels located on Tierra Encantada Court are owned by the applicant.

PUBLIC OUTREACH/INTEREST

On September 25, 2008, the Strong Neighborhood Initiatives - Neighborhood Advisory Coalition and the City of San Jose, conducted a community meeting to discuss the street renaming of Tierra Encantada Court to Bob Hansen Way. The meeting was attended by approximately 90 residents. Members of the community expressed uncertainty as to why the renaming was being present to the NAC, and asked if there were any current residents that are going to be affected. Staff explained there are no residents yet living in these units, so no one will need to modify any paperwork as a result of this renaming. One community member recommended that the street be renamed Calderon Court or keep it the same since the name is in Spanish already. The developer explained who Bob Hansen was to the NAC, along with Mr. Hansen's contributions to the community and his years of voluntary dedication to develop affordable housing. The residents in attendance at the NAC meeting, by a show of hands, voted whether or not they supported the street renaming. Approximately 19 residents thought the street name should not change, and one (1) resident supported the name change. The remaining 78% of residents chose not to vote on the matter.

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 impacted. In this instance, the street renaming will not affect nearby residents because none of the affected parcels have been sold.

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 is also posted on the City's website, and staff has been available to respond to questions from the public.

CEQA

The project is exempt from CEQA under Section 15061 as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Jeanne Hamilton

JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

For questions please contact Jeanne Hamilton at 408-535-7800.