




CITY COUNCIL ACTION REQUEST

Department(s): PBCE	CEQA: Envision 2040 General Plan Final EIR Resolution No. 76041	Coordination: City Attorney and Santa Clara County LAFCO	Dept. Approval: /s/ Harry Freitas
Council District(s): 7			CMO Approval: 

SUBJECT: ANNEXATION - COMMUNICATIONS HILL NO. 1

RECOMMENDATION:

Adopt a resolution initiating proceedings and setting November 18, 2014 at 1:30 p.m. for City Council consideration of the reorganization of territory designated as Communications Hill No. 1, which involves the annexation to the City of San José of approximately 310.2 acres of land consisting of 20 lots and public right-of-way generally located on the south side of the Union Pacific Railroad tracks, west side of Hillsdale Avenue, northerly of Adeline Avenue and Altino Boulevard, and easterly of Highway 87 at the terminus of Carol Drive (see attached map); and the detachment of the same from the appropriate special districts, including Central Fire Protection and Area No. 1 County Service (Library Services).

BASIS FOR RECOMMENDATION:

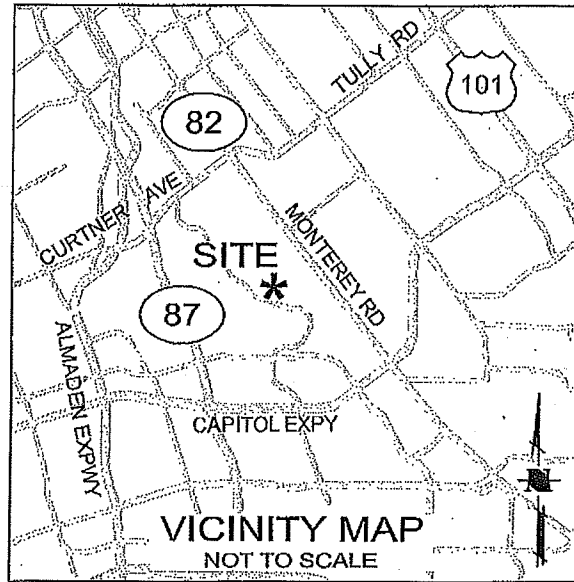
On March 27, 2013, KB Home South Bay, Inc. (applicant) and MTA Properties LP (property owner) submitted a request to pre/rezone and annex a portion of an existing County pocket (File No. PDC 13-009) to A (PD) Planned Development to be consistent with the Communications Hill Specific Plan. In accordance with Envision 2040 General Plan and LAFCO annexation policies, the Director expanded the annexation boundaries with the initiation of prezonings on adjacent contiguous properties that are primarily owned by various public agencies (Files No. C14-046, -047, -048, & -049). The City Council will consider all of these prezonings at the September 30, 2014 meeting. Annexation initiation is being requested at this time to facilitate the development schedule.

The annexation proceedings are being conducted pursuant to CA Government Code Section 56757, whereby the City Council of the City of San José is designated as the conducting authority. A full report will be provided to the Council in conjunction with their consideration of the annexation on November 18, 2014.

FOR QUESTIONS CONTACT: Steve Piasecki, Planning Official, (408) 535-7893

ATTACHMENT(S): Map

DISCLAIMER:
 "FOR ASSESSMENT PURPOSES ONLY.
 THIS DESCRIPTION OF LAND IS NOT A
 LEGAL PROPERTY DESCRIPTION AS
 DEFINED IN THE SUBDIVISION MAP ACT
 AND MAY NOT BE USED AS THE BASIS
 FOR AN OFFER FOR SALE OF THE
 LAND DESCRIBED."



LEGEND

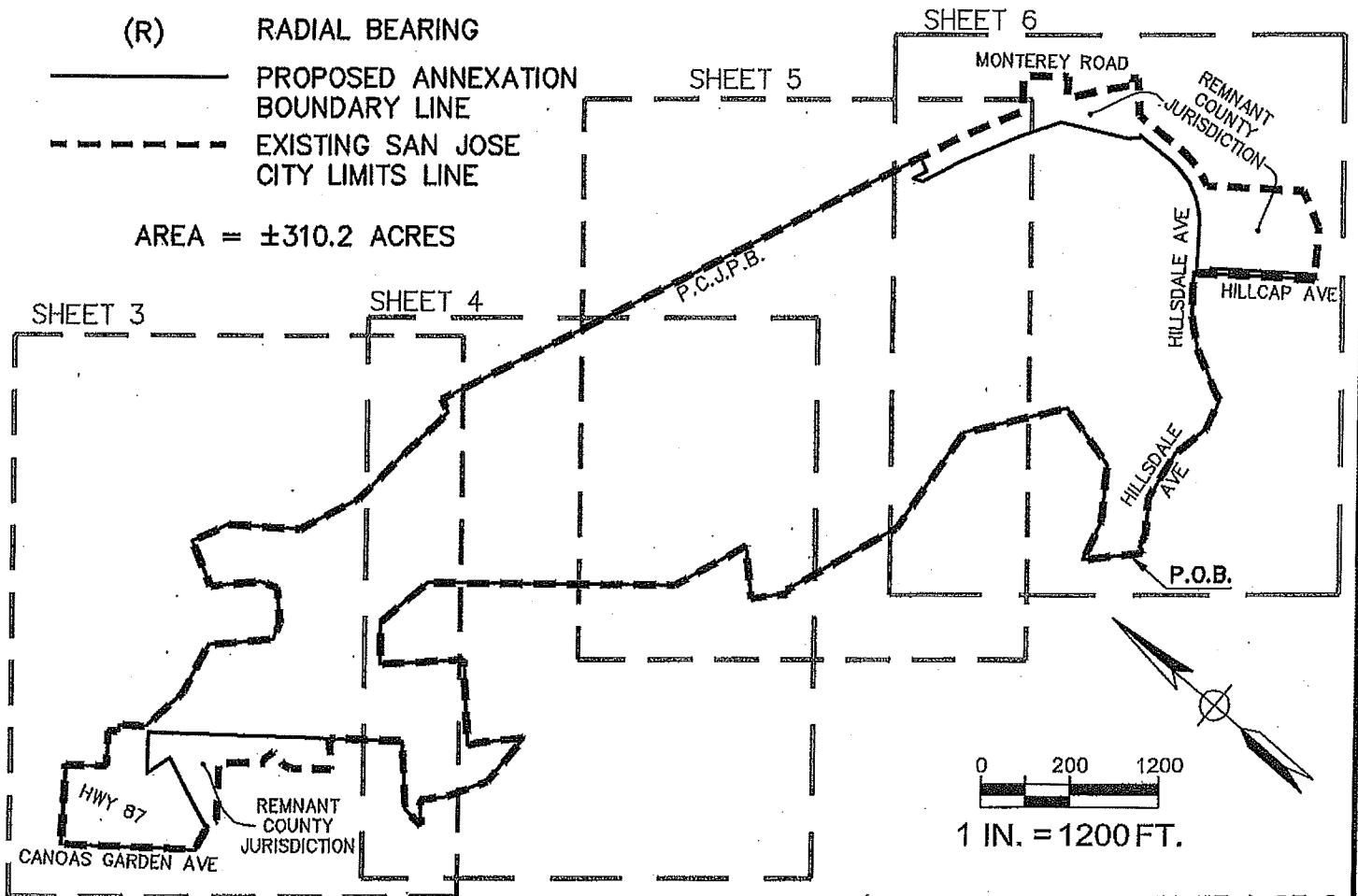
POB POINT OF BEGINNING

(R) RADIAL BEARING

———— PROPOSED ANNEXATION
 BOUNDARY LINE

- - - - - EXISTING SAN JOSE
 CITY LIMITS LINE

AREA = ±310.2 ACRES



SHEET 1 OF 6

Date:	2014-8-1
Designed:	-
Drawn:	DT
Checked:	TG
Proj. Engr.:	ZJJ
	363660PL02



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 San Jose, CA 95131 HMHca.com

EXHIBIT B
 ANNEXATION TO THE CITY OF SAN JOSE
 CANOAS No. _____

COUNTY OF SANTA CLARA

CALIFORNIA