

June 23, 2008

County Islands 6-1, 6-2, 6-5
COUNTY ISLAND ANNEXATION PROGRAM UPDATE

Attached for your information are two Public Hearing Notices (indicating the date, time, location) for the upcoming City Council and Planning Commission meetings regarding the proposed annexation of unincorporated County Islands in your area.. The notices include maps showing the areas proposed for annexation as well as Planning staff's recommendations for the San Jose zoning districts that would become effective at the time of annexation to the City of San Jose.

Zoning Hearings:

Hearings will be held by the Planning Commission and City Council to determine the appropriate City Zoning district to apply to property in preparation for City Council consideration of annexation. The Planning Commission considers the Planning Staff's recommendation and forwards a recommendation to the City Council who makes the final decision. Zoning limits industrial, commercial, and residential development to specified areas or zones. Zoning also regulates the intensity of such uses, the setback from property lines, and the size of buildings permitted on a site. These zoning districts would apply once the annexation becomes effective.

Community Meeting: Prior to these hearings, a meeting will be held for City staff to present and answer questions regarding the proposed Zoning on:

Tuesday, July 8, 2008
6:00-8:00 PM
Sherman Oaks Community Center
1800 Fruitdale Ave #A, San Jose

Annexation Hearings:

The San Jose City Council will conduct two separate hearings regarding the Annexation

- City Council Initiation: Sets the time and date for the Ordering Hearing
- City Council Ordering: This is the hearing in which the decision is made by the City Council to annex, or change the jurisdiction from unincorporated County into the City of San José.

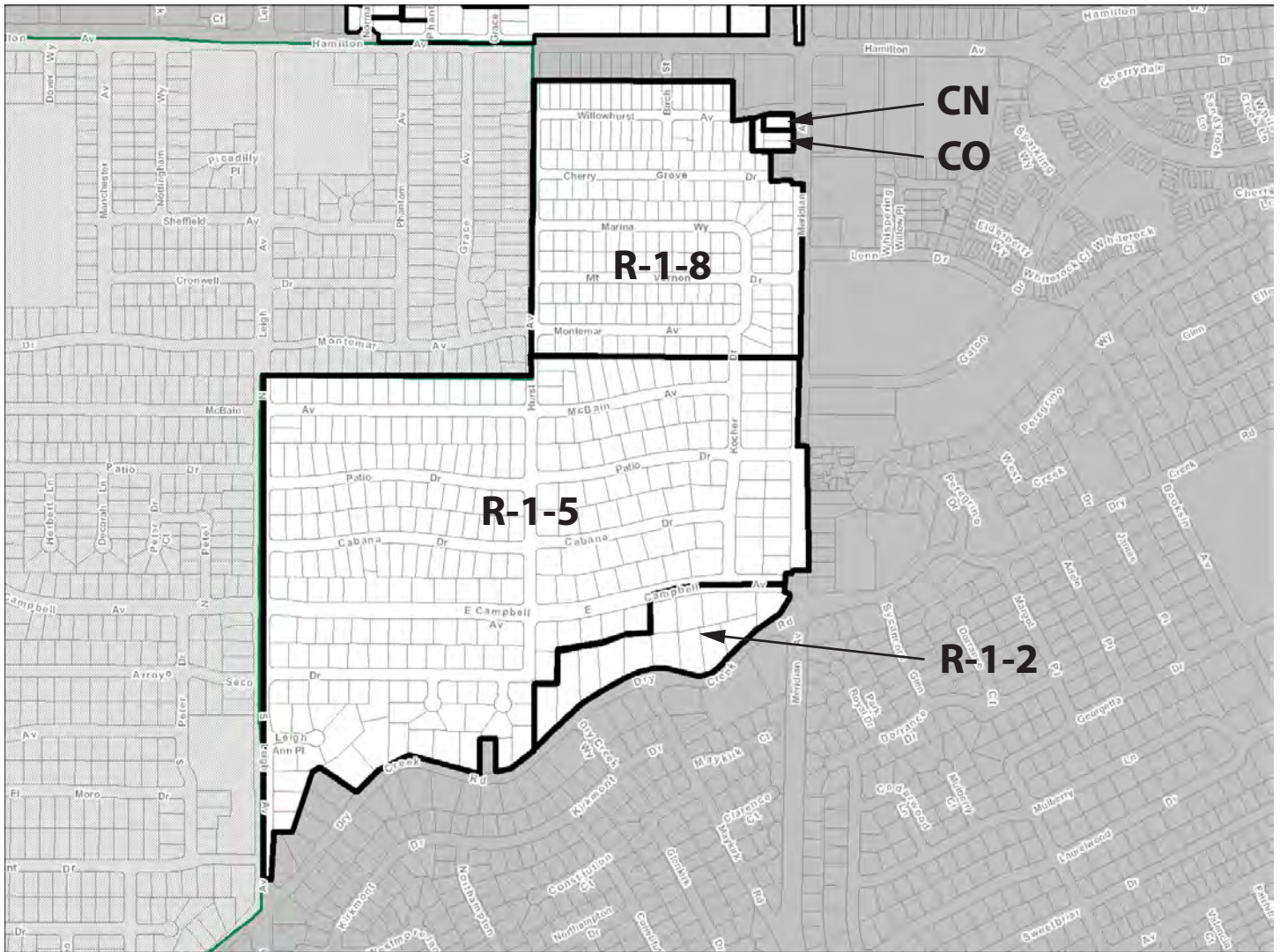
It takes several weeks following the ordering of an annexation before the annexation takes effect. You will receive a follow-up letter once the annexation becomes effective.

If you have any questions regarding the proposed zoning or process described above, you may contact the Project Manager Justin Fried at 408-535-7871 or Justin.Fried@sanjoseca.gov.

Sincerely,

Joseph Horwedel, Director
Planning, Building and Code Enforcement

Zoning Map



Zoning Map Symbols

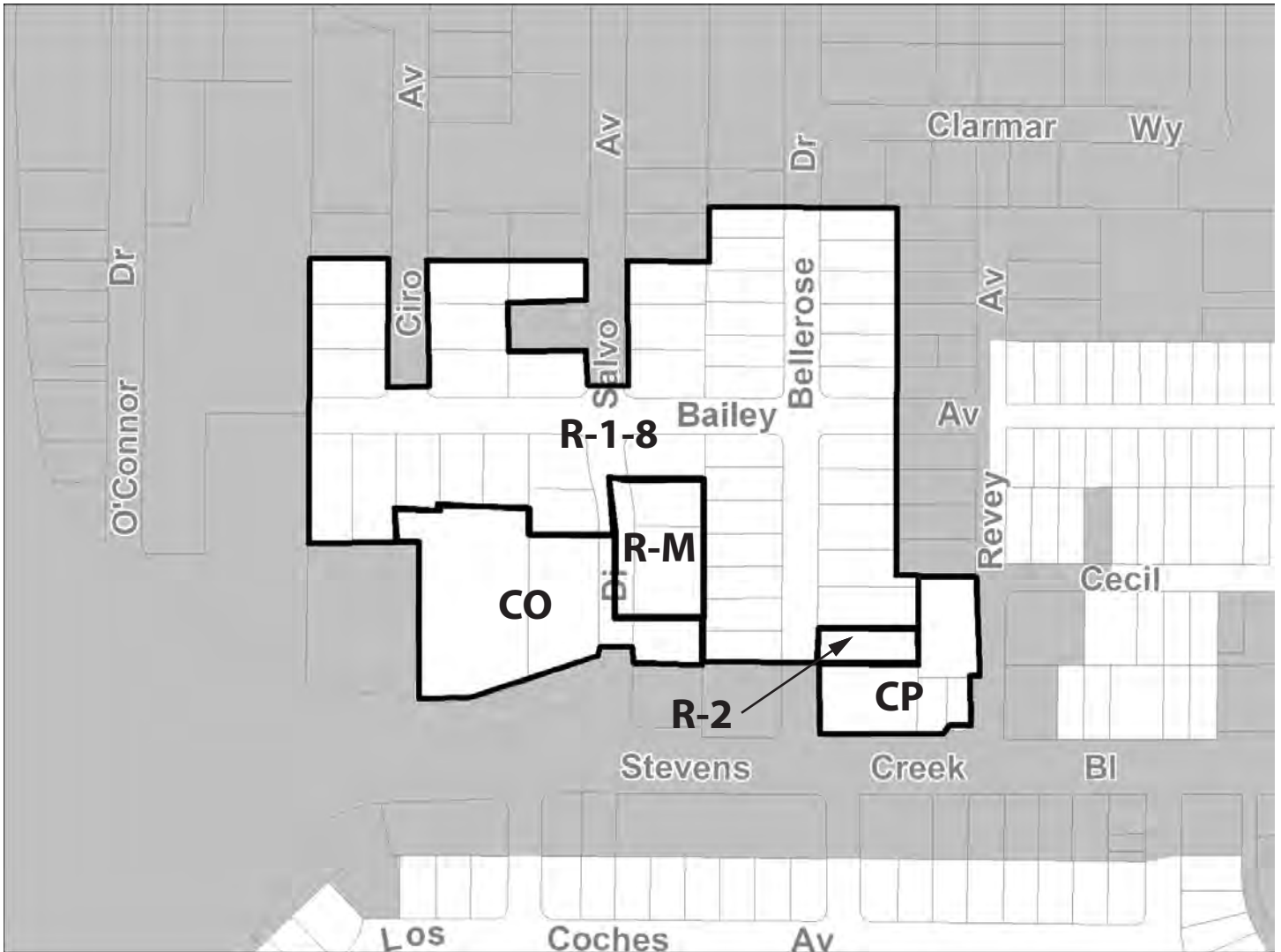
- R-1-2: Single Family Residence District, maximum of 2 units per acre, new lots minimum 20,000 square feet
- R-1-5: Single Family Residence District, maximum of 5 units per acre, new lots minimum 8,000 square feet
- R-1-8: Single Family Residence District, maximum of 8 units per acre, new lots minimum 5,445 square feet
- R-2: Two-Family Residence District, 8 to 14.5 units per acre
- R-M: Multiple Residence District, maximum of 25 units per acre

- CO: Commercial Office District, low intensity office uses in or near residential areas
- CP: Commercial Pedestrian District, pedestrian oriented retail/commercial uses
- CN: Commercial Neighborhood District, neighborhood serving commercial uses

For additional information on allowed uses, densities, setbacks, or other zoning information, development standards and use tables are available on the County Island Annexation Program website at:
<http://www.sanjoseca.gov/planning/annex/maps.asp>

The full Zoning Ordinance is also available to download online at:
<http://www.sanjoseca.gov/planning/zoning/zoning.asp>

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