

# Burbank 45 Annexation and pre-zoning, General Plan Amendment, Site Development Permit, and Vesting Tentative Map

File Nos. Burbank 45, C21-034, GP23-001, H23-005, T23-003

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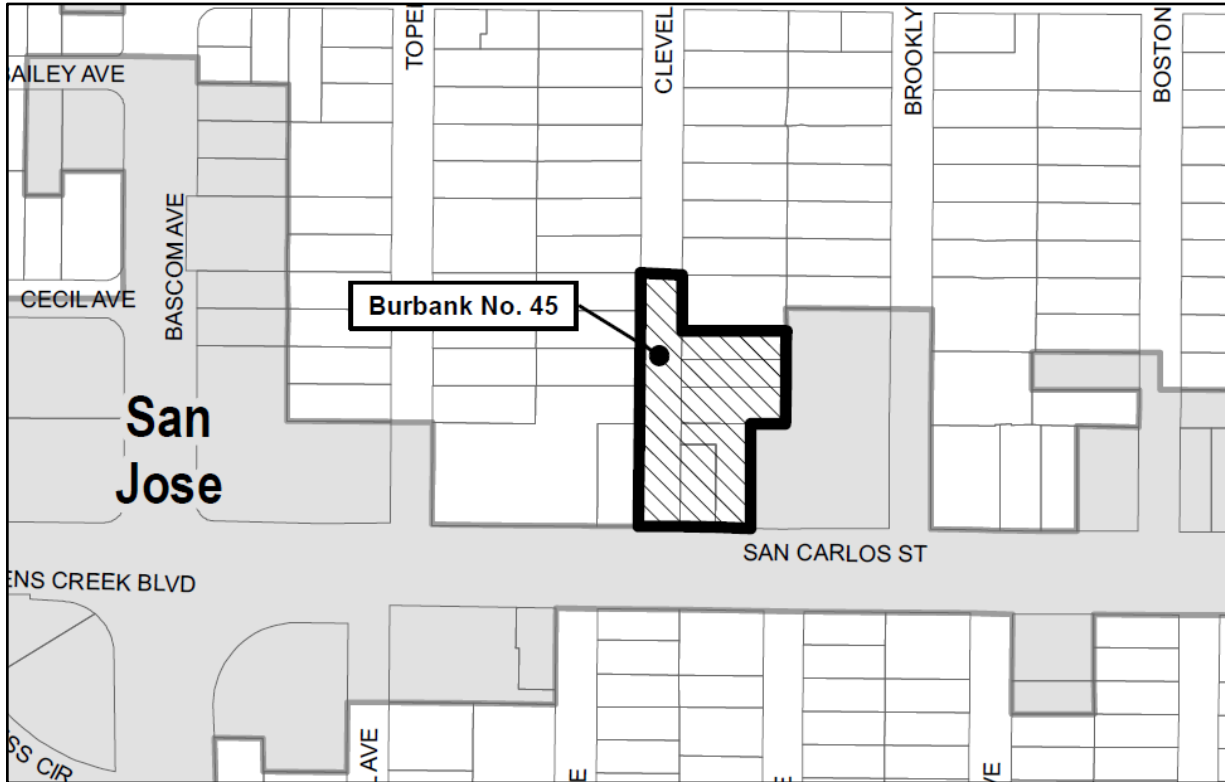
City Council  
May 6, 2025  
Item 10.3

Presenter:  
Ruth Cueto, Principal Planner



*Planning, Building and  
Code Enforcement*

# Annexation Petition



**Burbank 45 and C21-034:** Annexation of five contiguous parcels and a portion of Cleveland Avenue. Pre-zoning five parcels (project site) to Urban Village Zoning District.

- Detach from special districts
- Boundary certified by County of Santa Clara
- UV Zoning District corresponds with proposed GPA
- Consistent with adjacent annexations



# Project Site



**Address:** 1921 & 1927 W. San Carlos Street, 30, 40, & 58 Cleveland Avenue (unincorporated)

**APNs:** 274-17-018, -019, -020, -021 & -022

**Acreage:** 0.56 acres

**Council District:** 6

**Growth Area:** West San Carlos Urban Village Plan

**Existing uses:** Commercial

**Existing structures:** 5 commercial structures

# Existing Site Conditions



View of existing commercial buildings from W. San Carlos Street (southern frontage)

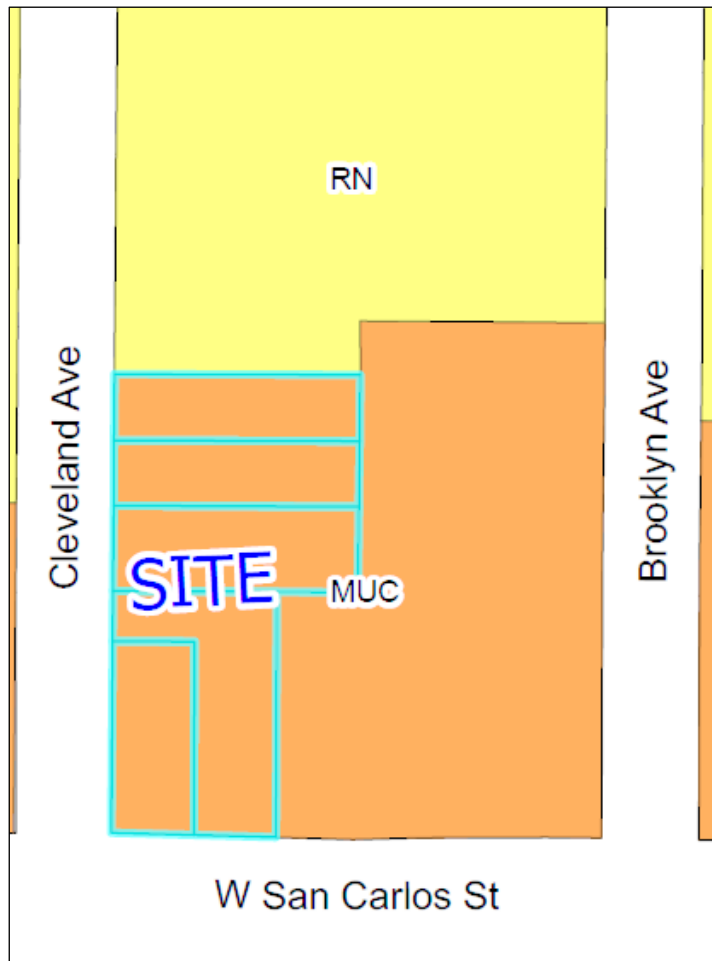


View of existing commercial buildings from Cleveland Avenue (west)

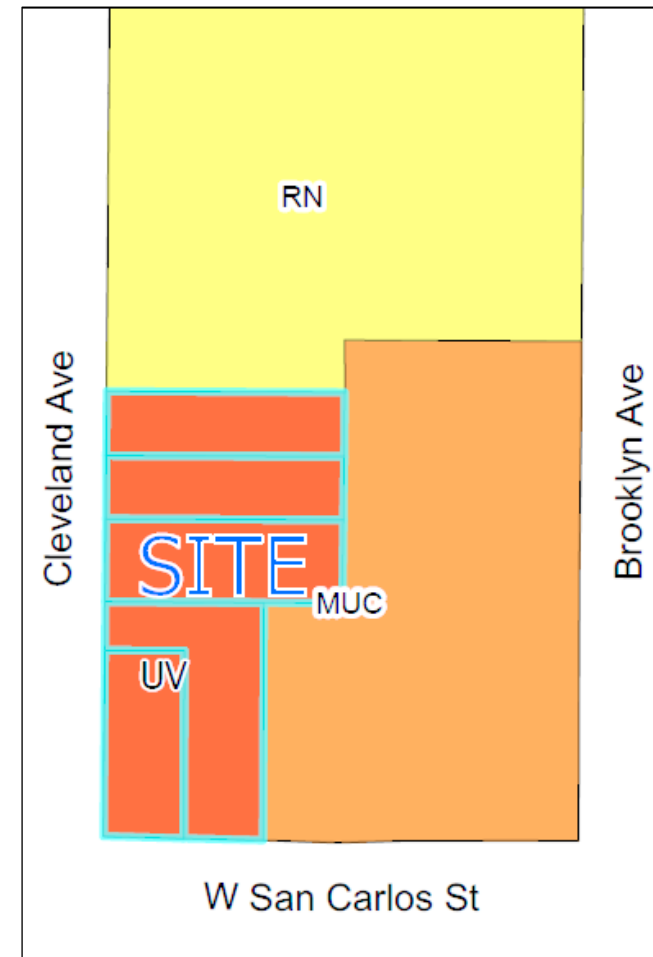


# General Plan Amendment

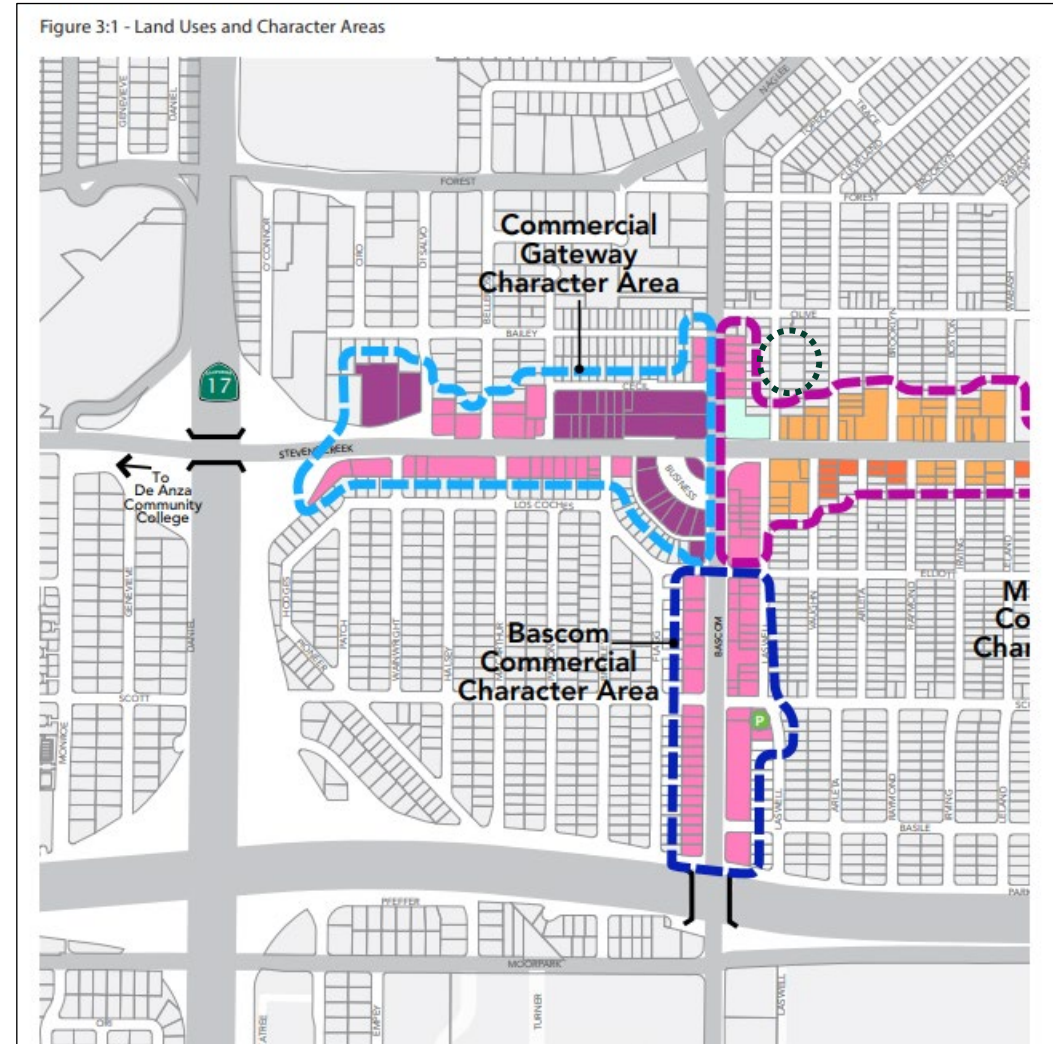
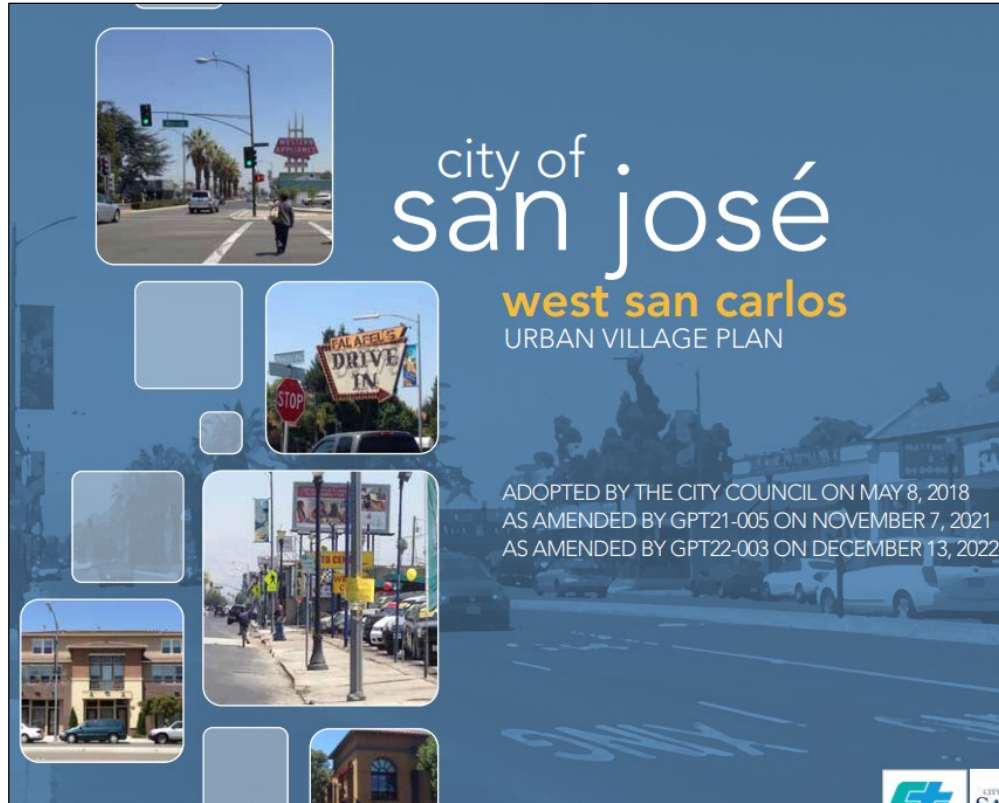
## Existing General Plan Designation: Mixed Use Commercial



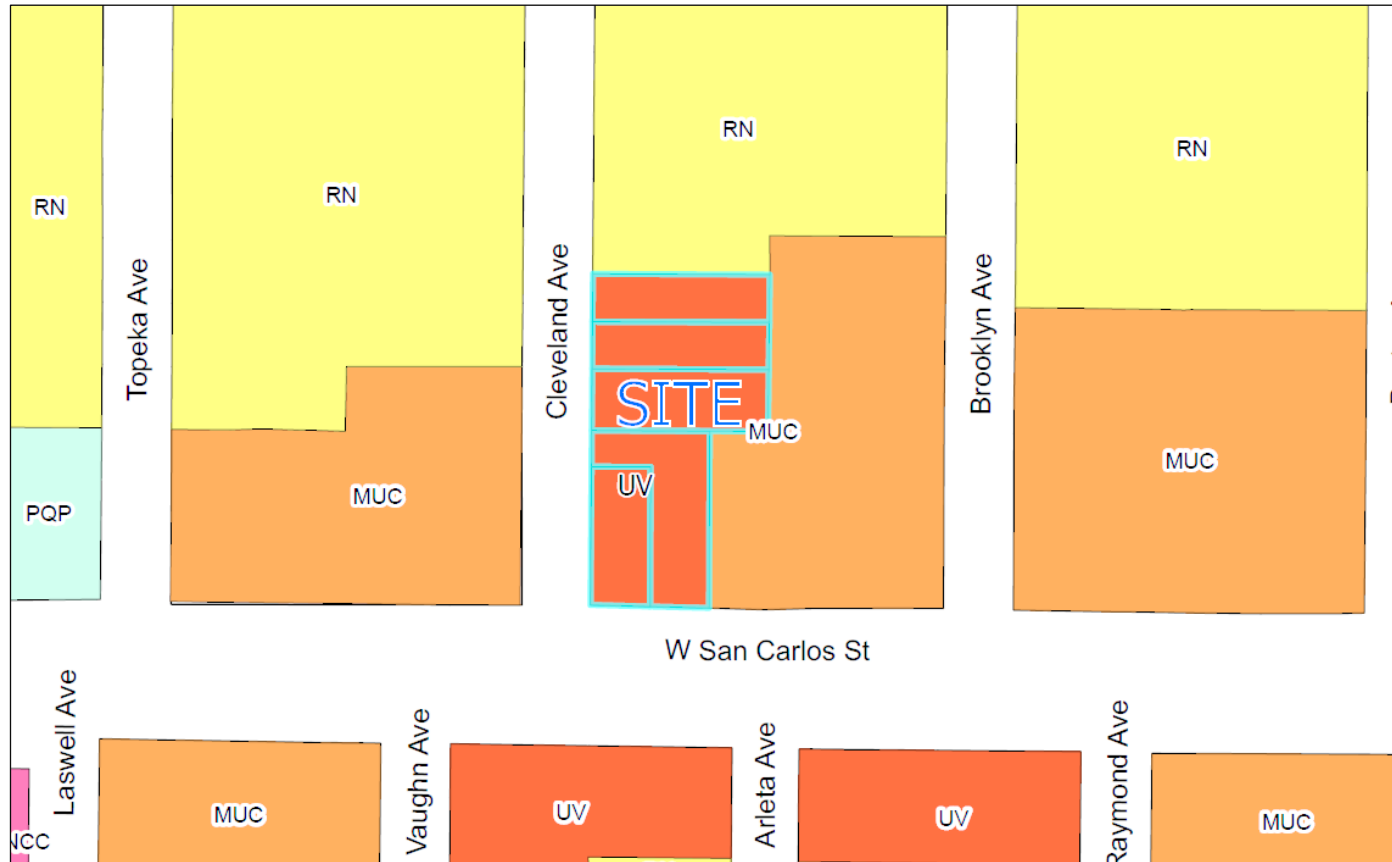
## *Proposed* General Plan Designation: Urban Village



# Urban Village Plan Text Amendment



# Urban Village



- Increase density (168 DU/AC)
- More flexible development standards

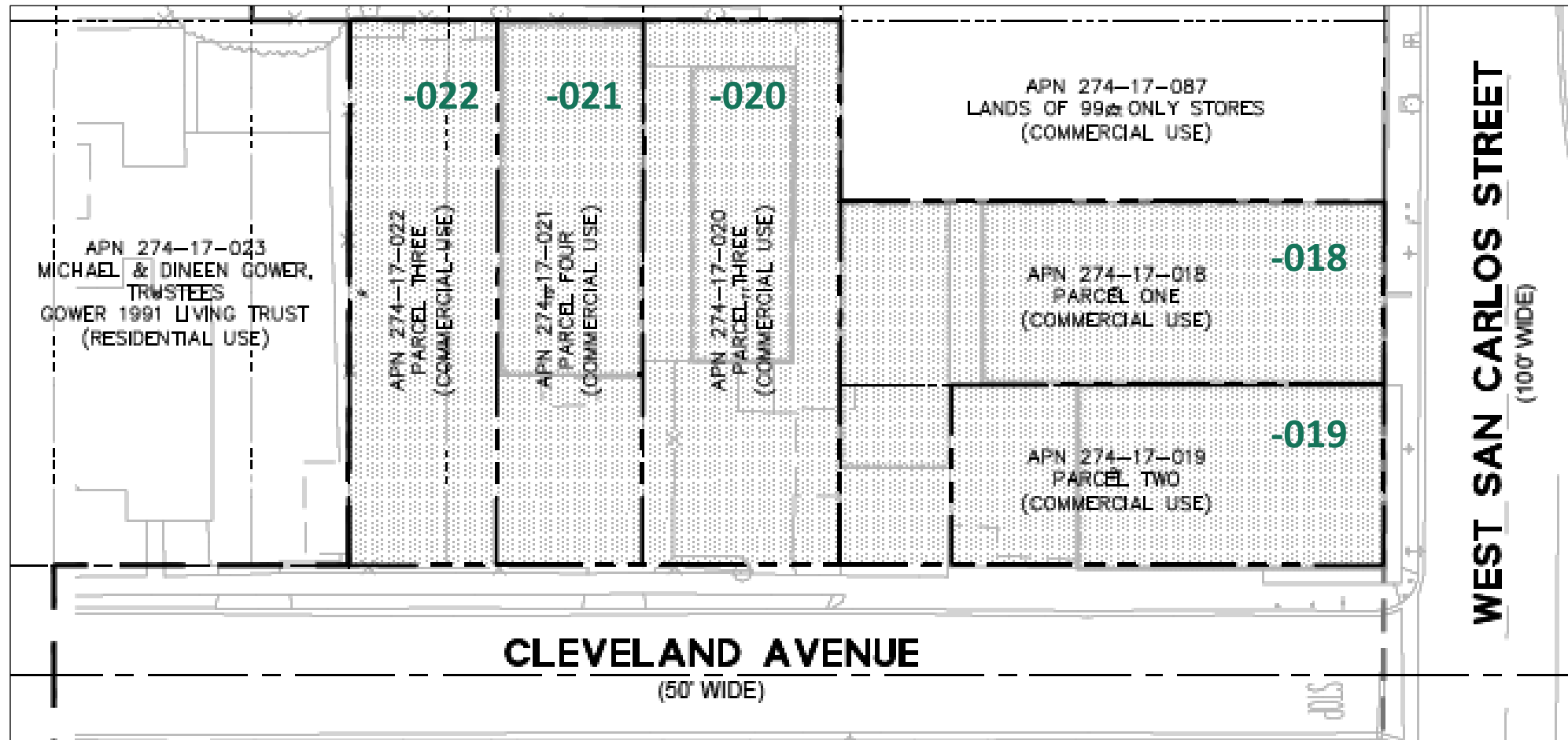
# Site Development Permit



- Demolition of existing buildings totaling approximately 12,500 square feet.
- Construction of a seven-story, mixed-use building consisting of 94 one hundred percent affordable units and approximately 1,800 square feet of commercial space, on a 0.56-gross acre site.
- Density Bonus Law
  - Height
  - 4 concessions
  - 8 waivers



# Vesting Tentative Map



# Environmental Review

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- A Mitigated Negative Declaration was prepared for the project.
- The MND was circulated for 30 days from October 28, 2024 to November 20, 2024.
- Potential impacts identified during project construction: Air Quality, Hazards and Hazardous Materials, Noise and Vibration, and Tribal Cultural Resources.
- Six (6) Public Comment letters were received.

# Next Steps

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- May 20, 2025, City Council *ordering* hearing for annexation
- Applicant to comply with conditions of approval and submit complete Building Permit application
- LAFCO certification



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