RD:EEH:I	_CP
08-31-18	

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE VACATING THE 20- TO 25-FOOT, 15-FOOT, AND 12.5-FOOT LIGHT AND AIR EASEMENTS LOCATED WITHIN TRACT 470

WHEREAS, Chapter 3 of Part 3 of Division 9 of the Streets and Highways Code of the State of California authorizes the City Council to vacate a public service easement if the City Council determines that it is unnecessary for present or prospective public use; and

WHEREAS, on August 28, 2018, the City Council adopted Resolution No. 78758 ("Resolution of Intention") declaring its intention to vacate the twenty foot (20') to twenty-five foot (25') public service easements for light and air, the fifteen foot (15') public service easements for light and air, and the twelve and a half foot (12.5') public service easements for light and air within Tract 470 constituting all that real property situated in the City of San José, County of Santa Clara, State of California ("Subject Property"), more particularly described as:

THE SUBJECT PROPERTY PROPOSED TO BE VACATED IS DESCRIBED AS FOLLOWS:

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN MAP ENTITLED TRACT NO. 470 GLEN BROOK SUBDIVISION, RECORDED ON FEBRUARY 11, 1948 IN BOOK 15, AT PAGES 40-41, RECORDS OF SANTA CLARA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE CERTAIN AREAS DEDICATED AS PUBLIC USE EASEMENTS FOR LIGHT AND AIR UNDER, OVER, AND ON ALL THOSE CERTAIN STRIPS OF LAND LYING BETWEEN THE LINES OF ROADS AND AVENUES AND THE LINES DESIGNATED AS "BUILDING LINES" AS SHOWN UPON SAID MAP WITHIN TRACT NO. 470.

WHEREAS, the Resolution of Intention gave notice that on September 18, 2018 in the Council Chambers of the City Council, the Council would hear all persons interested in the proposed vacation; and

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WHEREAS, the Resolution of Intention was published in the manner prescribed by law;

and

WHEREAS, notices of the proposed vacation were posted conspicuously along the line

of the Subject Property in the manner prescribed by law; and

WHEREAS, on July 31, 2018, the Director of Public Works approved the plat map,

including exhibits thereto, entitled "Plat Map to Accompany the Legal Description for

Vacation of Setback Easements within the Entire Tract No. 470" ("Plat Map"), attached

hereto as "Exhibit A" and incorporated herein, which shows the Subject Property; and

WHEREAS, prior to the public hearing, the Plat Map was filed in the Office of the City

Clerk and made available for examination by any persons desiring to do so; and

WHEREAS, at the public hearing, the City Council had before it the Plat Map and a

report from the Director of Public Works to the City Council dated September 6, 2018

("Report"), attached hereto as "Exhibit B" and incorporated herein; and

WHEREAS, at the public hearing, the City Council heard all persons interested in the

proposed vacation and considered all evidence submitted;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN

JOSE:

SECTION 1. The City Council hereby adopts the Report and, based upon the Report

and all other evidence submitted, makes the following findings:

A. The proposed vacation is in conjunction with the application of Jose Fernandez

of Direct Home Remodeling, on behalf of Eugene P. Ravizza, for the vacation of

the 25' setback easement on Lot 29 of Tract No. 470; and

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B. The applicable setbacks for Lot 29 and all other lots within Tract No. 470 shall be

regulated through the City of San José's Municipal Code; and

C. Government Code Section 65402 does not apply to this vacation.

SECTION 2. The City Council makes the following conclusions based on the above

findings:

A. The Subject Property is unnecessary for present or prospective public use; and

B. The proposed vacation is consistent with the City's General Plan.

SECTION 3. Based on the above stated findings and conclusions, the City Council

hereby vacates the public service easement located on the Subject Property.

SECTION 4. The City Clerk is hereby directed to record a certified copy of this

Resolution, including the exhibits hereto, with the Office of the Recorder for the County

of Santa Clara.

SECTION 5. From and after the date this Resolution is recorded, the Subject Property

will no longer constitute a public service easement.

T-147.084/1553535 Council Agenda: 9-18-18 Item Number: 4.6

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ADOPTED this	_ day of	, 2018, by th	e following vote:
AYES:			
NOES:			
11020.			
ABSENT:			
ADOLINI.			
DISOUALIEIE	D.		
DISQUALIFIE	U.		
			SAM LICCARDO
			Mayor
ATTEST:			
TONI J. TABER, CM	C		
City Clerk			

T-147.084/1553535 Council Agenda: 9-18-18 Item Number: 4.6

PLAT MAP

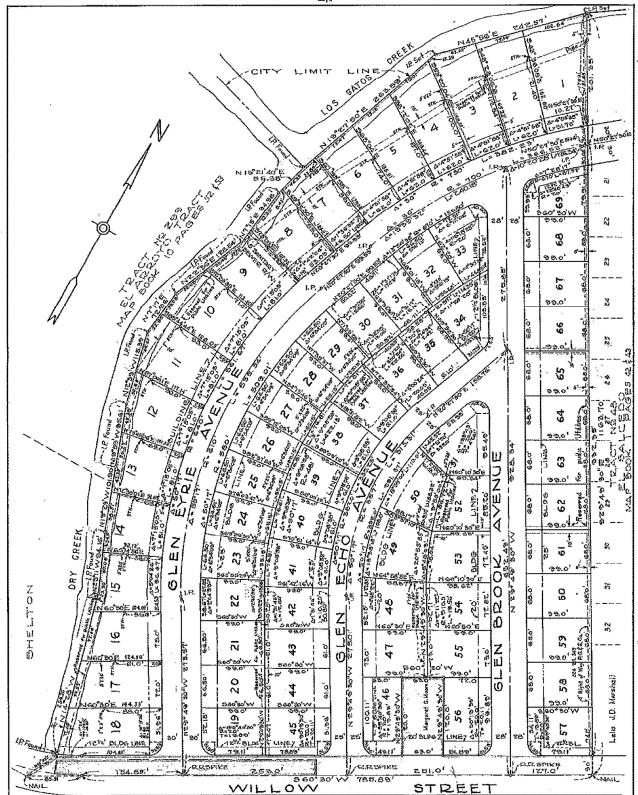
TO ACCOMPANY THE LEGAL DESCRIPTION FOR VACATION OF SETBACK EASEMENTS WITHIN THE ENTIRE TRACT NO. 470

FILED WITH THE CITY COUNCIL OF THE CITY OF SAN JOSE THIS DAY OF
, AND APPROVED BY SAID CITY COUNCIL THIS DAY OF
BY RESOLUTION NUMBER
CITY CLERK, CITY OF SAN JOSE
M_{π} / $21 + 1$
APPROVED THIS 31 DAY OF July 2018
MATTCANO
DIRECTOR OF PUBLIC WORKS,
CITY OF SAN JOSE
THE SUBJECT PROPERTY PROPOSED TO BE VACATED IS DESCRIBED AS FOLLOWS:
ALL THE TRUE TO DE A DE CONTROL CATALLET DE LA CATALLET CATALLET CONTROL CONTR
ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN
MAP ENTITLED TRACT NO. 470 GLEN BROOK SUBDIVISION, RECORDED
ON FEBRUARY 11, 1948 IN BOOK 15, AT PAGES 40-41, RECORDS OF SANTA CLARA
COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THOSE CERTAIN AREAS DEDICATED AS PUBLIC USE EASEMENTS FOR LIGHT
AND AIR UNDER, OVER, AND ON ALL THOSE CERTAIN STRIPS OF LAND LYING
BETWEEN THE LINES OF ROADS AND AVENUES AND THE LINES DESIGNATED AS
"BUILDING LINES" AS SHOWN UPON SAID MAP WITHIN TRACT NO. 470.
EXHIBIT A-1: TRACT MAP NO. 470
EXHIBIT B-1: ASSESSOR PARCEL NUMBERS FOR TRACT NO. 470

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Note.

The bearing of Willow Street as shown on the map of Tract No.40, El Sulce do Unit. No.1" recorded in Book 1 of Maps, Pages 42 \$43 Records of Santa Clara County was used as the basis of bearings shown on

this map.
All distances and dimensions are shown in feet and decimals thereof.
The blue border indicates the boundaries of the land subdivided by this map 2"X3" Stokes set at all lot corners and curve extremities unless otherwise shown.

5TK = Stake IR = Iron Pipe

TRACT Nº 470 GLEN BROOK SUBDIVISION

Being part of Lot 3A of the Narvaez Rancho CITY of SAN JOSE
JANUARY 1948 SCALE: 1/2 60'
RAYMOND W. FISHER, REG.C.E.

502942

SHEET 1 of 2 SHEETS

41

EXHIBIT A-1: TRACT MAP NO. 470

OWNERS CERTIFICATE

This is to certify that we are the owners of or have some right, title, or integst in and to the real property included within the subdivision shown upor hits map within the blue border, and that we are the only persons whose consent is necessary to pass a dear title to said real property, and we consent to the making and rearresting of said property, and we consent to the making and rearresting to said map within ond subdivision. We also harely dedicate for public as essenents for light and an antien, over, and or all those certains since a descend the lines of foods and oreases and the lines designated as DULDING LINES as shown upon said map within said subdivision; such strips of land to be kelp topen and free from buildings and structures of any kind, excepting ringition and sprinking use of the buildings of stands the subdivision to the lines designated to the subdivision of the subdivisi

Jagol T. Warners

state of California 35.5.

are Even MITTCHELL., a Notory Public in and for the Gounty of Sonto Clara. Sides of California, residing therein, duy commissioned and sworm, personally appeared L. P. EDWARDS known to me to be President, and C. J. CLARK known to me to be Secretary of the San loss Abstract & Title insurance Company, a corporation, the corporation, the personal the within instrument as Trustee, and known to me to be the persons who executed the stame of the same on behalf of the corporation named the same of strustee.

in witness whereof, I have hereunto set my hand and affixed official seal, the day and year in this certificate first chove writ-

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Notory Public in and for the County of Scana Glara, State of California

PERTIFICATE OF APPROVAL BY THE COUNCIL OF THE CITY OF SAN JOSE

this ardened that the map of Tract No. 470, sten Brook Subdivision be and the same is hereby oppored, that all streets and avenues and artives shown upon sold mop and therein offered for dedication be and the same are hereby occapied for the purposes for which they are affected for dedication. I hereby certify that the foregoing order was adopted by the Common Council of the City of San Jose at a meeting held and a second of San Jose at a meeting held a second of San Jose at a meeting held a second of San Jose at a meeting held a second of San Jose at a meeting held a second of San Jose at a meeting held a second of San Jose at a meeting held a second of San Jose at a meeting held a second of San Jose at a meeting held a second of San Jose at a second of San Jose

SAN JOSE ABSTRACT 8 TITLE INSURANCE CO., a corporation as trustee under that certain Deed of Trust dated January 13, 1948 and Respected January 14, 1948 Recorders File Ng.498321.

Sepretary

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CERTIFICATE OF OITY ENGINEER .

I hereby certify that I have examined the find map of Tract No. standing the Spook Subdivision, that the subdivision as shown thereon is substantially the same as it appeared on the tentitive map thereof and any approved alterations; that all the provisions of this 1937 map and any local ardinaries applicable at the films of approval of the tentative map have been complied with and that I am satisfied that the said map is technically correct. Dated EBERLARY 38 1946

before me FIRE MITCHELL o Netwoy Public in and for the County of Sandra Clear, State of Colifornia, residing therein day commissioned and swarn, personally appeared Rolph E. Weaver and Ruth R. Weaver, known to me to be the persons that executed the within instrument and coknowledged to me that they executed the same in witness whereof, I have hereunto set my hand and affixed my official seed, the day and year in this certificate first doove written.

State of California 78.8.

gineer of the City of San Jose, California

Nation Mitz heel Nation and for the County of Sonto Clora, State of Collifonia

CERTIFICATE OF APPROVAL BY CITY OF SAN JOSE PLANNING

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COMMESSION

Approved by the City of Son Jose Planning Commission in accordance with the requirements of law in duly authorized meeting held. February 3, 1948

Nicle H. Outoroce

CERTIFICATE OF SPECIAL ASSESSMENTS

This is to certify that the tract of land known as Tract Ng.470, Gen Brook Subdivision or any part therest is not subject to any special assessments which have not been paid in full. Lebeuars. 32/1949.

Supt. of the City of San Jose

CERTIFICATE OF ENGINEER

I hereby certify that I am a Registered Civil Engineer, that this map, consisting of two sheets, correctly represents a survey made occupies as shown; is 4 8 that the survey is true and complete as shown; itser all stakes and manuments are of the character and occupies he survey in the positions indicated, and are sufficient to enable the arranger to be retraced. Repared Civil Englimer No. 483

502942

AT 3 MINUTES PAST COLOCK CM ON COLOCK AND ON COLOCK CM ON

See BY EFFORDER

GLEN BROOK SUBDIVISION

Being part of Lot 3A of the Narvaez Rancho CITY of SAN JOSE RAYMOND W. FISHER, REG. CE JANUARY 1948 SHEET 2 of 2 SHEETS

EXHIBIT B-1: ASSESSOR PARCEL NUMBERS FOR TRACT NO. 470

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EXHIBIT B-1: ASSESSOR PARCEL NUMBERS FOR TRACT NO. 470

26461081	1337 Glen Eyrie Avenue, San Jose CA 95125	1337 GLEN EYRIE AVE	SAN JOSE CA	95125-4320
26461082	1339 Glen Eyrie Avenue, San Jose CA 95125	1339 GLEN EYRIE AVE	SAN JOSE CA	95125-4320
26461083	1343 Willow Street, San Jose CA 95125	1343 WILLOW ST	SAN JOSE CA	95125-4349
26461084	1323 Glen Eyrie Avenue, San Jose CA 95125	1323 GLEN EYRIE AVE	SAN JOSE CA	95125-4320
26461085	1325 Glen Eyrie Avenue, San Jose CA 95125	1325 GLEN EYRIE AVE	SAN JOSE CA	95125



COUNCIL AGENDA: 09/18/18

FILE: 18-1220 ITEM: 4.6

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Matt Cano

SUBJECT: SEE BELOW

DATE: September 6, 2018

Approved D'S

9/6/18

COUNCIL DISTRICT: 6

SUBJECT:

VACATION OF THE 20- TO 25-FOOT, 15-FOOT, AND 12.5-FOOT

Date

SETBACK EASEMENTS WITHIN TRACT NO. 470

RECOMMENDATION

Conduct a Public Hearing and adopt a resolution:

- (a) Approving the report of the Director of Public Works setting forth the facts justifying the vacation of the 20- to 25-foot, 15-foot, and 12.5-foot light and air easements ("setback easements") located within Tract No. 470;
- (b) Vacating the 20- to 25-foot, 15-foot, and 12.5-foot setback easements located within Tract No. 470; and
- (c) Directing the City Clerk to record a certified copy of the resolution of vacation with the Office of the Recorder, County of Santa Clara.

OUTCOME

Upon recordation of the resolution of vacation, the setback easements located within Tract No. 470 will be vacated. By vacating the setback easements, all properties within Tract No. 470 will conform to the current San Jose Municipal Code front and side setback requirements of 20-feet and 12.5-feet, respectively, for single family residences in zoning district R1-8 and the property owners within Tract No. 470 can construct building improvements up to the current setbacks.

BACKGROUND

Jose Fernandez of Direct Home Remodeling, has submitted an application on behalf of Eugene P. Ravizza, property owner of 1322 Glen Eyrie Avenue, for the vacation of the 25-foot front

HONORABLE MAYOR AND CITY COUNCIL

September 6, 2018

Subject: Vacation of the 20- to 25-Foot and 15-Foot, and 12.5-foot Setback Easements within Tract No. 470 Page 2

setback easement on his property, which is Lot 29 of Tract No. 470. The setback easement was created by dedication on the map of Tract No. 470 Glen Brook Subdivision, recorded on February 11, 1948 in Book 15 of Maps, Pages 40-41, of Official Records, Office of the Recorder, County of Santa Clara, and applies to all properties created by the subdivision. The property owner has indicated his desire to construct future improvements to his property that would encroach into the setback easement. The setback easement prohibits a building from encroaching into this area.

On August 28, 2018, the City Council adopted a resolution which declared the Council's intention to vacate the setback easements within the tract. The resolution also approved a map showing the setback easements to be vacated, set a Public Hearing for September 18, 2018, at 1:30 p.m., directed the City Clerk to file the vacation map and advertise said public hearing, and directed the Director of Public Works to post the site with a Notice of Vacation.

ANALYSIS

Staff has reviewed the vacation application and determined that the 25-foot setback easement can be vacated as they are not necessary for current or prospective use. Ordinance No. 29821 "An Ordinance of the City of San Jose Amending Title 20 of the Municipal Code to Amend Various Sections of Chapter 20.30....," effective on December 30, 2016, amended the front setback requirement of a single family residence in zoning district R1-8 from 25-feet to 20-feet. Section 20.30.200 of Title 20 of the Municipal Code also requires the side setback for a corner lot single family residence in zoning district R1-8 to be 12.5-feet. Consequently, upon review of the vacation by Planning staff, it was determined that the 25-foot setback easement on the subject property is no longer necessary for public purposes in favor of the more appropriate current zoning setbacks. Staff also concluded that it is more appropriate to regulate setbacks through the enforcement of the City's zoning code instead of through setback easements.

Since the December 2016 adoption of Ordinance No. 29821, the volume of setback easement vacation requests has increased. As a result, staff coordinated with the City Attorney's Office and the Office of the County Recorder to establish a proactive process to vacate all setback easements for entire subdivisions as opposed to the prior practice of vacating setback easements for an individual property upon request. Therefore, staff recommends including the other setback easements in this vacation process. Vacating setback easements by subdivision reduces the overall cost to property owners as multiple applications and corresponding costs would not be repeated.

Consequently, because zoning district R1-8 applies to all of Tract No. 470, staff has determined that the setback easements may be vacated for the entire tract, as all properties in the subdivision will be required to comply with the current setbacks for single family residences in zoning area R1-8 (Municipal Code 20.30.200). Additionally, as this proposed vacation will remove setback easements that conflict with the 2016 Council-approved reduced setback requirements in the City's zoning code for this tract, staff finds that the proposed vacation is consistent with and will

HONORABLE MAYOR AND CITY COUNCIL

September 6, 2018

Subject: Vacation of the 20- to 25-Foot and 15-Foot, and 12.5-foot Setback Easements within Tract No. 470 Page 3

facilitate the Envision San Jose 2040 General Plan goal to allow additional density and parking with the zoning district R1-8. Therefore, staff is recommending all setback easements within Tract No. 470 be proposed for vacation and that setbacks for this subdivision be governed by the current San Jose Municipal Code.

The property owner who hold fee title within the setback easements have been identified through County records. In addition, there are existing public utility easements within the tract that will remain on the properties.

EVALUATION AND FOLLOW-UP

If Council approves the resolution vacating the setback easements within Tract No. 470, no further action by City Council will be required. The City Clerk will record the resolution of vacation at which time the vacation will be complete.

PUBLIC OUTREACH

Extensive outreach was conducted by staff prior to the 2016 approval of Ordinance No. 29821 including facilitating numerous community and stakeholder meetings.

This memorandum will be posted on the City's website for the September 18, 2018, City Council meeting. Additionally, staff will post the site with a Notice of Vacation, file the vacation maps and advertise said public hearing, which alerts the public to the hearing date, location, and time.

COORDINATION

This vacation has been coordinated with the Department of Planning, Building and Code Enforcement and the City Manager's Budget Office. The vacation and resolution have been reviewed by the City Attorney's Office.

COMMISSION RECOMMENDATION/INPUT

No commission recommendation or input is associated with this action.

HONORABLE MAYOR AND CITY COUNCIL

September 6, 2018

Subject: Vacation of the 20- to 25-Foot and 15-Foot, and 12.5-foot Setback Easements within Tract No. 470

Page 4

FISCAL/POLICY ALIGNMENT

Vacating the setback easements is in alignment with the November 2016 Council approval of Ordinance No. 29821 which governs the setback requirements for single family residences in zoning district R1-8.

COST SUMMARY/IMPLICATIONS

The Public Works Department collected cost-recovery fees on July 6, 2018, during fiscal year 2018-2019, of \$5,264 to process the subject vacation. These fees were received to support the Public Works Development Fee Program.

CEQA

Categorically Exempt, CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitation, File No. PP18-063.

/s/ MATT CANO Director of Public Works

For questions please contact Matt Loesch, Interim Deputy Director of Public Works, at (408) 975-7381.

Attachment: Location Map

LOCATION MAP

SHOWING THE 20-TO 25-FOOT, 15-FOOT AND 12.5-FOOT SETBACK EASEMENTS WITHIN TRACT NO. 470 TO BE VACATED



AREA TO BE VACATED

BOUNDARY OF TRACT NO. 470

