



Volume 9, Issue 7

Since 1983

July 2005

*Preserving and Enhancing the Quality of Life in the Burbank Area*

## Jamboree - A Huge Success

At the 57th annual Jamboree, the BCA served nearly 500 attendees at our Ice Cream Social, and met a lot of residents in the process. Booth visitors were given books and literature from FEMA on how to prepare for a disaster, and we also raffled off an Emergency Preparedness Back Pack generously donated by MidTown Safeway. Christine and Ky Le were our big winners! Thank you for all who participated. **A special thanks goes out to all of the volunteers who helped distribute the newsletter to more than 3,000 local residents: We could not have done it without your help!**

## Eminent Domain Watch

The Burbank Del Monte Neighborhood Action Committee (NAC) seems to be working towards using San Jose's power of eminent domain to force the sale of the property located at 499 Clifton Avenue for use as a pocket park. According to the property owner, he purchased the corner lot less than two years ago with the plan of building new residential units. When contacted by the RDA, the owner offered to sell the two parcel property for \$800,000 but the City said no. Now the owner is stuck. If he develops the property he is automatically annexed to the City thus falling under RDA jurisdiction and use of eminent domain. More than likely he could not sell the property for market value with the threat of eminent domain looming. And why put any money into improving the existing residence that he might lose at any time?

The BCA was instrumental in excluding the county pockets from the Strong Neighborhoods Initiative (SNI) which excludes us from the Redevelopment Agency's (RDA) powers, including eminent domain. Now, this status is in jeopardy. At the June NAC meeting there was a brief discussion of meeting with Supervisor Beall to request the targeted annexation of the Clifton property so that it may be taken via eminent domain. This could open the door to other county properties being targeted. This would also contribute to the reduction of the BCA's overall unincorporated acreage that, at this time, protects it from annexation to the City without a public vote.

**Want to learn more about how negotiations with the RDA works from the property owner's perspective? The owner of the Clifton property will be speaking at the BCA meeting on July 18<sup>th</sup> to tell his story and answer any questions.**

Please register your opinion on this targeted annexation with the [BCA Board](#) (408.236.3769) and/or [Supervisor Beall](#) (408.299.5040) .

## July Gardening Tips

- **Annuals:** If planted now, summer annuals could give you four more months of color.
- **Bulbs:** Wait to cut or tie the foliage of your spring bloomers until half of the leaves begin to turn yellow or brown. Continue planting gladiolus bulbs at two-week intervals through July for continuous bloom.
- **Lawns:** Feed lawns with Master Green Lawn Food or Master Green Weed & Feed. For nontoxic products, try Dr. Earth Lawn Fertilizer.
- **Veggies:** You can still plant tomatoes, peppers, eggplants, basil, green beans, and cucumbers from seedlings.
- **Other things to do:** Spread 1-2 inches of mulch over garden beds. Consider using insects such as ladybugs and praying mantis in lieu of insecticides. Check OSH for supplies.



**Next BCA Meeting:****MONDAY, July 18, 2005 — 7:00 pm**

Community Justice Center — 105 N. Bascom Avenue, Suite 104

**AGENDA****7:00 - 7:05 pm: Administrative Business**

Welcome and Introductions – Anthony Martinez

Attendance count/Quorum

Approve minutes for the June 2005 meeting

**7:05 – 8:00 pm:**

Clifton Park Annexation to the City proposal • Use of Eminent Domain of 1000 South Bascom Avenue • 2006 Health Fair • November area-wide newsletter distribution • Where shall we put new bulletin board? • Sheriff &amp; SJPD updates.

**8:00 - 8:30 pm:** Report/Discussion/Actions**8:30 – 8:35 pm:** Comments for the good of the Burbank community**8:35 pm:** Adjournment**MEETING MINUTES — June 20, 2005**Attendance: 14 (4 Board members, 10 participants) — The **meeting** was called to order Anthony Martinez, at 7:00 pm, and the minutes for the May 2005 meeting were accepted.

**Treasurer** Art Chavez reported that in May, the BCA had \$545.25 in its checking account and \$4,745.00 in savings . The BCA also donated \$100.00 to the WSCNBA for the Jamboree and \$100.00 to the Girl Scouts who provided face painting services to the many children who attended.

**Jim Beall** reported on County priorities and received input from meeting attendees.

**Weed & Seed Grant Update:** **Weed:** \$50,000 will be allocated to cover the cost of Sheriff and SJPD to participate in the following activities: Joint Drug Task Force; Gang Eradication and Abatement; and targeting quality-of life-crime.

**Seed:** \$8,000 will be allocated for an after-school instructor at Luther Burbank Elementary; \$15,000 for a young men and women's program; and \$5,000 dedicated to neighborhood clean up. The Weed & Seed Task Force meets bi-monthly. For more information, contact Supervisor Beall's office at 408.299.5040. To participate, attend the next meeting on August 11 @ 3:30 pm.

The **Historic Heritage Committee** (HHC) would like to meet with Burbank Residents to discuss the creation of a Historical Heritage Ordinance. This legislation would help protect historic properties in our community. **The meeting is scheduled for Saturday, July 30 from 10:30 am til 12:00 pm at 105 N. Bascom Ave #104.** If you would like to more information, please call 408.236.3769, or send an e-mail to: [contact@burbankcommunityassn.com](mailto:contact@burbankcommunityassn.com). Meeting was adjourned at 8:50pm

**Upcoming Meeting/Events****JULY**07 – Burbank Sanitary Board  
12 – W. San Carlos Bus Assoc.**18 – BCA Meeting**21 – Burbank Sanitary Board  
28 – Burbank/NAC  
30 – Historical Heritage Committee Meeting**AUGUST**

02 – National Night Out: Luther Burbank School

04 – Burbank Sanitary Board  
08 – W. San Carlos Bus Assoc.

11 – Weed &amp; Seed Task Force: Luther Burbank School – 3:30pm

**15 – BCA Meeting**18 – Burbank Sanitary Board  
25 – Burbank/NAC**Donations Needed**

We are looking for a donation of up to **five outdoor enclosed bulletin boards**. These will be used to post information about the BCA.

Estimated cost is \$250 each or \$1250 for five

To make a donation, please contact the [BCA](#) via e-mail or 408.236.3769.

**New Discussion Forum**

The BCA has a new mailing list for YOU. This **FREE** online forum allows you to share ideas and communicate with your neighbors in the Burbank area. It's a virtual over-the-fence conversation.

Topics discussed can be varied and free-ranging, such as community history, new businesses, barking dogs, etc. Join today -- everyone is welcome!

<http://groups.yahoo.com/group/burbank>

## City Eyes Site for The West Side Library

In June, the San Jose City Council voted to use eminent domain to take the old Quement Electronics site at 1000 S. Bascom Avenue for a proposed library/community center. Although this use of eminent domain falls within the public use requirement, is this purchase truly necessary? Is it being used as a last resort?

The City already owns the former Murray's Bar site directly across the street. This property was the designated site for the proposed library/community center.

Why did the City change its mind about the school location? And what is their new plan for the former Murray's Bar property?

At press time, it was not clear whether the owner of the Quement site would be paid fair market value of the land. The owner has begun construction on a new shopping center for which he obtained City permits and held public meetings.

With the future Burbank-area library not opening until 2010, will both properties sit vacant for five more years? With two properties being threatened, it seems that eminent domain could be shaping the character of the Burbank area's commercial and residential districts. The Burbank area is prime real estate for many reasons including its proximity to Valley Fair, Santana Row, downtown and its freeway access.

For more information on redevelopment, visit the following sites:

[Coalition for Redevelopment Reform](http://www.crrsj.com), [www.crrsj.com](http://www.crrsj.com)  
[Castle Coalition](#)  
[Institute for Justice](#)

## Thank You Jim Beall – County Supervisor

At the June 20 meeting, County Supervisor Jim Beall presented on the top concerns and priorities for the Burbank Community. Safety, Services and Infrastructure Investment are of the greatest importance, because they address areas that need development such as: public safety, healthcare, schools, parks, drainage, street lighting and more. The meeting gave attendees a great opportunity to have a candid discussion directly with Supervisor Beall about what their top concerns are as well. A copy of his presentation will be available on the BCA [Website](#) for your reference. If you would like a copy sent via snail mail, please call: 408.236.3769.

## National Night Out – August 2<sup>nd</sup>

Come join the BCA, the Santa Clara District Attorney's office, and other local neighborhood organizations for National Night out on Tuesday, August 2<sup>nd</sup> at the Luther Burbank School on Wabash and San Carlos from 5:30 pm to 8:30pm. Come meet your neighbors, enjoy some food (including free ice cream) and fun for the whole family.

## Recipe Corner

### Tropical Chicken Salad

Breakfast & Brunch Classic  
 Recipes

#### Main Ingredients

3 cups of cubed cooked chicken  
 ¾ cup of coarsely chopped celery  
 ¾ cup seedless red or grape halves  
 ¾ cup coarsely chopped macadamia nuts or toasted almonds.  
 Lettuce leaves  
 Strawberries & kiwifruit for garnish  
 Toasted flaked coconut for garnish

#### Tropical Salad Dressing

½ cup cream of coconut  
 1/3 cup of red wine vinegar  
 1 teaspoon of dry mustard  
 1 teaspoon of salt  
 1 clove of garlic, peeled

Place all ingredients in blender or food processor. With processor on, slowly add 1 cup of vegetable oil in thin stream, processing until smooth.

#### Salad Preparation Directions

Combine chicken, celery, grapes, and nuts in large bowl.; stir in 1 cup of dressing (see below). Cover; refrigerate 1 hour. Mound chicken salad on lettuce-lined platter or individual plates. Garnish with strawberries, kiwifruit and coconut. Serve with remaining dressing.

#### Serves 4

Have a recipe you would like to share? [Send us an e-mail!](#)



## Do You Need Trees on Your Street?

The BCA is currently looking into the possibility of tree planting programs that may be available in our County pocket. If you are interested in obtaining trees for your street, please send an e-mail to: [newsletter@burbankcommunityassn.com](mailto:newsletter@burbankcommunityassn.com), or call:

408.236.3769. We are early in the planning, however it would be very helpful to know if there are interested parties.

## Support Your Neighborhood Merchants!

Editorial by: [Chantale Hansen & Rebecca Stamm](#)

The quest for great deals in the Burbank continues! Over the past month, the BCA Board members checked out more businesses in the Burbank and found some great stuff! Have you tried some of the places in the Burbank? Let us know, we want to hear about your experiences!



### [Kamera Korner](#)

560 S. Bascom Ave. – 408.292.7468

Owned & Operated by Larry Santaga & Bob LeClair

Established in 1963, this Burbank jewel is your place for unequalled knowledge of camera, video, and audio equipment.

They pride themselves in their knowledge and friendly service, and always let their customers know if they think the repair would be too costly, or if there's a product that would better suit their needs. I have been going there for years and wont go anywhere else! Give them a try....



### [Aero Vacuum Specialists](#)

1916 W. San Carlos — 408.297.9200

Since 1962 Aero Vacuum has been providing Burbank residents with stellar products and services. If you want an inexpensive used vacuum cleaner, need service and/or supplies for your existing one, this is your place. The owner is

very friendly and customer-service oriented, and he knows his stuff! He has never steered me wrong and his business gets two thumbs up!



### [Babyland Furniture](#)

1990 W. San Carlos — 408.293.1515

Established in 1988, this family owned business provides beautiful baby products at reasonable and affordable prices.

From furniture and bedding, high chairs and strollers to baby walkers and carriers, they have it all. And, they offer a baby registry, gift certificates, layaway, a twin discount, and much more!



## Feedback

The BCA is very interested in receiving your feedback on how we can improve our community. If you have feedback that you would like to provide, please let us know, we're listening! Call 408.236.3769 or send an e-mail to:

[newsletter@burbankcommunityassn.com](mailto:newsletter@burbankcommunityassn.com)

## Hands off My Home Meeting

The Coalition for Redevelopment Reform will be hosting a free informational conference to increase awareness about eminent domain and how the Supreme Court decision will effect you. Do you own property, or at least think you do? Do you want to know how you can do to help protect yours and the property of others? Then this conference is a must for you.

### [Hands Off My Home](#)

Saturday, August 13

10:00 am to 1:00 pm

Le Petite Trianon

72 N. 5<sup>th</sup> Street, San Jose

Please Rsvp to CRR at  
[c2r\\_coalition@yahoo.com](mailto:c2r_coalition@yahoo.com)

Or

408-817-5678

For more information go to:

[www.crrsj.com](http://www.crrsj.com)

## Eminent Domain:

The power of a government to take private property for public use; the 5th Amendment of the US Constitution and articles in many state constitutions allow this practice provided that just compensation is fair.



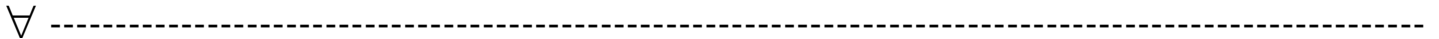
Burbank Community Association  
 P.O. Box 28652  
 San Jose, CA 95159  
 (408) 236-3769

**Help Generate Membership!**

Please share this newsletter with your neighbors! We are trying to invite more residents and businesses to get involved with the BCA.

**Save a Stamp and Help the BCA Save Money.**

The newsletter is distributed via e-mail. If you have received this via snail mail and have an e-mail address, please send your e-mail to: [newsletter@burbankcommunityassn.com](mailto:newsletter@burbankcommunityassn.com) so that we can update our records. THANK YOU!



**Membership**

Become a Burbank Community Association member now! Fill out the membership application and mail it with a check to:

BCA  
 P.O. Box 28652  
 San Jose, CA 95159

**Type of Membership**

<u>Individual Family</u>		<u>Businesses</u>	
Seniors	\$15.00	Small (1-50 Employees)	\$20.00
Household	\$25.00	Medium (51-200 Employees)	\$50.00
		Large (201+ Employees)	\$100.00
		Corporation	\$250.00

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Phone

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E-mail

# Burbank Ads



**Rebecca Elizondo**  
Realtor®  
408.369.2000 x343

- San Jose native & Burbank resident
- Creative planner
- Free consultations
- Excellent listener & time manager
- Call me, it is a perfect time to sell!



E-MAIL: [REALIZEYOURDREAMS@SBCGLOBAL.NET](mailto:REALIZEYOURDREAMS@SBCGLOBAL.NET)

## Become a “Daily Special” in The Burbank – ADVERTISE!

The BCA now offers advertising in our newsletter and soon on our Web site. This is a perfect opportunity to offer coupons to local residents and drive more people to your business.

Your ad can potentially reach over 5,000 people who reside in our community. Since March, we have been highlighting some of our local businesses, and the feedback has been VERY positive. We want you to thrive...give advertising a try and see what happens. Awareness of who you are, what you do, and why you are a better choice over the competition is easy to do with an ad.

### MONTHLY PRICING

\$25.00	Business Card	\$100.00	½ Page
\$50.00	¼ Page	\$200.00	Full page

New businesses will be given a **FREE Business Card Sized ad for 1 month**. For more details, and how you can submit a request for an ad can be found by contacting [ads@burbankcommunityassn.com](mailto:ads@burbankcommunityassn.com) or call 408.236.3769.