CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: **COYOTE VALLEY SPECIFIC PLAN STUDY SESSION: INITIAL DRAFT**

DATE: December 5, 2006

Approved Date 12/5/06

COUNCIL DISTRICT: #2
SNI AREA: None

OUTCOME

The December study session provides the Council an opportunity to discuss the Initial Draft Coyote Valley Specific Plan document (see attachments containing the Study Session agenda and the Initial Draft). The Initial Draft contains the vision, goals and policies to achieve a unique mixed use community. The Council is not expected to take any action at the Study Session.

BACKGROUND

In August 2002, the Council voted unanimously to initiate a specific plan for Coyote Valley. At that time, the Council appointed a 20-member Task Force, and specified 16 vision and expected outcomes statements to guide the preparation of the Plan. The Council has held several Study Sessions throughout the development of the Specific Plan to provide an opportunity to discuss key issues associated with this complex planning effort. The December Study Session focuses on the Initial Draft of the Coyote Valley Specific Plan.

ANALYSIS

The Initial Draft of the Coyote Valley Specific Plan describes the vision and policies to achieve an urban, transit-oriented mixed use community on 3,400 acres in North and Mid-Coyote Valley. By Council direction, the Plan would result in 50,000 jobs and 25,000 homes. In addition, the Plan envisions the 3,600-acre South Coyote Valley as a permanent greenbelt.

The Specific Plan is unique in its approach in that it integrates the ecology of the Valley with urbanism to create a unique model for new development. The Initial Draft captures the ideas and

discussions of hundreds of hours of community input through Task Force meetings, community workshops, focus groups, Council Study Sessions, etc. The consultants who contributed to the preparation of the Plan will be participating in the Study Session to guide the Council through the document, highlight key aspects, and answer the Council's questions.

It is important to recognize that this is an Initial Draft representing the Plan concept that is being analyzed in an Environmental Impact Report and that will also need to be evaluated for financial viability during the course of this planning effort. The Draft EIR is expected to be available for public review on March 1, 2007. The Coyote Valley Specific Plan is expected to go through modification based on the findings of the EIR, resulting in another draft in late Spring 2007.

The planning process for Coyote has two distinct questions: (1) What is the best plan for Coyote Valley that would result in a great place to live and work in harmony with the area's unique ecology? (2) What is the appropriate timing for residential development to start (i.e., should the "triggers" be changed)? The Initial Draft addresses the first question. The City Council should continue to hold Study Sessions in 2007. Staff anticipates that after the Draft EIR is in circulation that the Council should continue its discussions on the "triggers."

POLICY ALTERNATIVES

Not applicable. No decisions are being made at the Study Session.

PUBLIC OUTREACH/INTEREST

- ☐ **Criteria 1**: Requires Council action on the use of public funds equal to $1 million or greater. **(Required: Website Posting)**
- ☐ **Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- ✓ **Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

The Coyote Valley Specific Plan process involves extensive community outreach through open community Task Force meetings, community meetings and other public forums. This project goes beyond the requirements of Council Policy 6-30: Public Outreach for Pending Land Use and Development Proposals. To date, the Task Force has met approximately 50 times. There have also been several well-attended community workshops, Technical Advisory Committee meetings consisting of staff from public and non-governmental agencies, as well as numerous Focus Group and other stakeholder meetings. This process exceeds the City Council Policy 6-30: Public Outreach for Pending Land Use and Development Proposals.

The City is continuing its community outreach on the Coyote Valley Specific Plan. The next Task Force meeting is scheduled for Monday, December 11, 2006 at 5:30 p.m. at San Jose City Hall, Wing Meeting Rooms. At this meeting, the Task Force will be discussing the Initial Draft document.

The City Council Study Session on Friday, December 15, 2006 is another opportunity for public input. The next community meeting is scheduled for Thursday, January 11, 2007 at 6:30 p.m. at the Camden Community Center (3369 Union Avenue, near Camden Avenue). Information about these meetings and other background on the Coyote Valley Specific Plan can be found at www.sanjoseca.gov/coyotevalley.

COORDINATION

The Specific Plan effort involves almost all City Departments and many outside local, state, and federal agencies, including the Santa Clara Valley Water District, Valley Transportation Agency, and the United States Army Corps of Engineers, many of who have been participating actively in the planning process.

FISCAL/POLICY ALIGNMENT

Pursuant to City Council's direction in 2003 regarding external funding sources for new long range planning activities, the Coyote Valley Specific Plan effort is funded by a group of property owners represented by the Coyote Housing Group (CHG), LLC. CHG is current on its payments to the City per the Funding Agreement.

COST SUMMARY/IMPLICATIONS

The cost of preparing the Coyote Valley Specific Plan, EIR, and other regulatory documents is funded by the CHG. There are no cost implications of the Study Session.

CEQA

Exempt, PP03-06-211

for Laurel Prevetti
JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

For questions please contact Laurel Prevetti, Deputy Director, at 408-535-7901

Attachments
1. Study Session Agenda
2. Initial Draft of the Coyote Valley Specific Plan

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CITY COUNCIL STUDY SESSION

on the

INITIAL DRAFT OF THE COYOTE VALLEY SPECIFIC PLAN

City Hall Council Chambers
Friday, December 15, 2006
9:00 a.m. – Noon

AGENDA

1.	**Opening Remarks**	**5 minutes**
2.	**Introduction**	**10 minutes**
3.	**Initial Draft of the Coyote Valley Specific Plan**	**30 minutes**
4.	**Discussion/Comments**	**90 minutes**
5.	**Next Steps**	**5 minutes**
6.	**Public Comments**	
7.	**Adjourn**	