

City of San Jose

Coyote Valley Specific Plan

Summary of Task Force Meeting February 7, 2005 151 West Mission Street, Room 202 A and B

Task Force Members Present:

Co-chair Mayor Ron Gonzales, Co-chair Councilmember Forrest Williams, Supervisor Don Gage, Chuck Butters, Eric Carruthers, Helen Chapman, Jim Cunneen, Gladwyn D'Souza, Doreen Morgan, Christopher Platten, Ken Saso, Steve Schott Jr., Neil Struthers and Terry Watts.

Task Force Members Absent:

Russ Danielson, Craige Edgerton, Dan Hancock, Phaedra Ellis-Lamkins and Steve Speno.

Technical Advisory Committee (TAC) Members Present:

Michele Beasley (Greenbelt Alliance), David Bischoff (Consultant for the City of Morgan Hill), Beverly Bryant (Home Builders Association of Northern California), Mike Griffis (SC County Roads & Airports), Bobbie Fishler (League of Women Voters), Mary Hughes (SV Habitat for Humanity), Trixie Johnson (FROGs), Brian Schmidt (Committee for Green Foothills), Pat Sausedo (NAIOP), Tim Steele (Sobrato), Mike Tasosa (VTA), Sarah Muller (Working Partnerships) and Kerry Williams (Coyote Housing Group).

City and Other Public Agencies Staff Present:

Councilmember Linda J. LeZotte (Council District 1), Jennifer Malutta (Mayor's Office), Keith Stamps (Council District 2), Laurel Prevetti (PBCE), Joseph Horwedel (PBCE), Darryl Boyd (PBCE), Susan Walsh (PBCE), Mike Mena (PBCE), Sylvia Do (PBCE), Perihan Ozdemir (PBCE), Regina Mancera (PBCE), Gerry De Guzman (Public Works), Rebecca Flores (Housing), Paul Prange (ESD) and Luke Vong (DOT).

Consultants Present:

Doug Dahlin (DahlinGroup), Roger Shanks (Dahlin Group), Ken Kay (KenKay Associates), Paul Barber (KenKay Associates), Darin Smith (Economic & Planning Systems), Eileen Goodwin (Apex Strategies) and Jodi Starbird (David J. Powers & Associates).

Community Members Present:

Larry Ames, Andrea Ballestera, Richard Barbari, Peter Benson, Frank Crane, Myron Crawford, Consuelo Crosby, Jo Crosby, Bena Chang, Michelle DeChene, Gail DeSmet, Richard DeSmet, Jack Faraone, Eric Flippo, Andrew Fuller, Janet Hebert, Paul Hebert, Virginia Holtz, Jonathan Jeisel, Matt King, Jack Kuzia, Yoon Lee, Libby Lucas, Joe Mueller, Ashley Neufeld, Hongdal Nguyen, Patti O'Connell, Wayne O'Connell, Maralee Potter, Kirsten Powell, Dorine Ravizza, Michael Ravizza, Sandy Rojas, George Reilly, Annie Saso, Pete Silva, Don Weden and John Yandle.

1. Welcome:

The meeting convened at 5:35 p.m. with Co-chair Mayor Ron Gonzales welcoming everyone in attendance to the 29th Coyote Valley Specific Plan (CVSP) Task Force meeting.

2. Acceptance of January 10, 2005 Task Force Meeting Summary:

Mayor Gonzales called for a motion to accept the meeting summary for the January 10, 2005 Task Force meeting. The motion passed unanimously.

3. Overview of Issues Raised at City Council, Regarding the Second Progress Report

Laurel Prevetti, Deputy Director of the Planning, Building and Code Enforcement Department, provided an overview of the issues raised during the discussion of the second City Council progress report on the Coyote Valley Specific Plan on January 25, 2005. She indicated that fifty people addressed the City Council, most of whom were South Coyote Valley property owners and members of Victory Outreach Church. South Coyote Valley property owners indicated that the City was not addressing their concerns, but Laurel indicated that staff had been meeting with the South Coyote Valley property owners to work on a strategy for that area. Speakers were also skeptical that there would be an economic and market demand for job space. Laurel explained that the City would continue to do outreach, work with the Morgan Hill Unified School District

(MHUSD) and study project alternatives in the EIR. Some council members suggested creating a subcommittee to oversee the development of a Greenbelt Strategy.

Mayor Gonzales indicated that he had given careful thought to the request for a Greenbelt Task Force or sub-committee, but decided against appointing such a committee for the following reasons:

- (1) The Greenbelt is included in the CVSP for financing purposes to provide permanent protection of the Greenbelt. The direction is to determine an implementation strategy that works with existing City and County zoning and General Plans.
- (2) The City is not proposing or studying any changes to the existing land use regulations that have long governed the Greenbelt. Existing legal development rights remain regardless of the CVSP.
- (3) Greenbelt property owners should not have an expectation of a new detailed land use plan for South Coyote Valley because there already is a plan in the form of existing zoning and General Plan policies.
- (4) The County's zoning and General Plan are aligned with the City's zoning and General Plan. These Plans were determined many years ago.
- (5) The Planning staff will continue to meet with South Coyote Valley property owners individually, as a group and with other interested stakeholders on the details of the Greenbelt Strategy.

Mayor Gonzales asked for comments from the Task Force and the following were provided:

- Will Supervisor Don Gage and Councilmember Forrest Williams continue to meet with individual property owners? *Mayor Gonzales responded in the affirmative. The City and County would continue to meet with property owners, but not in form of a Greenbelt subcommittee.*

Mayor Gonzales asked for comments from the public and the following were provided:

- Trixie Johnson, with Friends of the Coyote Valley Greenbelt (FROGs), recommended against creating a separate, parallel planning process for the Greenbelt. Property owners should be involved in the process, but only within the existing planning process. She explained that the City is not doing land use planning for property owners, but is making decisions for the greater good of the entire city.

4. Discussion of CVSP Market Study

Darin Smith, with Economic and Planning Systems (EPS), discussed the Coyote Valley market study and employment projections in the context of North San Jose, Downtown, and other areas of San Jose and the Silicon Valley. He indicated that potential driving industries are software, bioscience, electronics, computers and the Internet. Although there will be a higher demand for

office space and higher density buildings, research and development (R&D) and low-rise development will still be needed. The CVSP could improve the City's employment base and fiscal condition by offering a variety of locations and providing a mix of building types to attract driving industries. The Plan could also improve the regional traffic balance by creating a minimum of 50,000 jobs in South San Jose. Darin explained that Coyote Valley build-out is expected through at least 2040.

Co-chair Williams asked for questions and comments from the Task Force and the following were provided:

- What are some examples bioscience workspace building types? *Darin explained that bioscience workspaces are primarily R&D, but can also be office space or industrial.*
- What building types are R&Ds? *Darin explained that there is a broad range of R&D building types. R&Ds are traditionally one- to two-story, low-density workspaces. Depending on R&D uses, building types can also be office space or industrial.*
- What is the difference between qualifying jobs and driving jobs? *Darin indicated that qualifying jobs and driving jobs are not synonymous. Qualifying jobs include all jobs except those in retail or the public sector.*
- Recommend considering a different definition of "qualifying jobs" since they could improve regional traffic conditions, etc. like primary jobs.
- How accurate are the Association of Bay Area Governments' (ABAG) job projections? *Darin explained that ABAG has been doing job projections for a long time and that it has the best information available.*
- Would those in bioscience be attracted to the university?
- Indication that Coyote Valley would create flexibility and options, not trade-offs.

Co-chair Williams asked for comments from the public and the following were provided:

Brian Schmidt, with the Committee for Green Foothills, indicated since Coyote Valley would not be fully developed before 2030, there is not an immediate or near future need for development in Coyote Valley. Brian stated that Coyote Valley would draw jobs away from North and Downtown San Jose. *Mayor Gonzales said that the City would try to accommodate the needs of employers, but that companies ultimately decide where they want to go. He indicated that people opposed when Cisco wanted to bring 5,000 jobs to Coyote Valley in 1999. The City now has the opportunity to plan for Coyote Valley. Cochair Williams stated that the City should be flexible in order to keep companies in San Jose.*

5. Discussion of Environmental Impact Report

Joseph Horwedel, Deputy Director of the Planning, Building and Code Enforcement Department, reviewed the general requirements of the Environmental Impact Report (EIR), proposed approaches to the EIR and the requirements for alternatives. The California Environmental Quality Act (CEQA), enacted in 1970, requires local agencies to prepare an EIR

for multidisciplinary environmental impact analyses and to use their findings to make decisions on a proposed project.

Mayor Gonzales asked for comments from the Task Force and the following were provided:

- What does the Task Force need to do in preparation for the third City Council progress report? *Joe indicated that the Task Force could provide their feedback at tonight's meeting or at the next Task Force meeting on March 14, 2005.*
- As a part of the EIR public review process, what do consultation meetings consist of? *Joe explained that the consultation meetings are modeled after the EIR scoping process. He indicated that the consultation meetings are to see how the EIR affects different interest groups and to receive a variety of feedback.*
- Indication that it is good to see that project alternatives are being discussed early in the EIR process.
- Recommend that the EIR consider the Greenbelt Alliance's plan as a project alternative.
- Recommend comparing alternatives for street circulation.
- Recommend looking at the impacts on current transportation systems.
- Recommend looking at the impacts and feasibility of realigning Santa Teresa Boulevard and Fisher Creek.
- Recommend that the EIR analyze the consequences and benefits of using the lake as flood control and as a community core.
- Indication that the east side of Monterey Road has been significantly annexed and that modifying the Urban Reserve (mid-Coyote) would move the Greenline and alter the Greenbelt.
- Recommend that the EIR study County Roads such as Monterey Road, McKean Road and Santa Teresa Boulevard.
- Would like a permanent Greenbelt.
- Recommend that animal migration be taken into consideration. *Joe indicated that cross-valley migration and other biotic issues would be addressed.*
- Indication that the County Parks and Recreation meetings on February 17 and 23 will discuss trails systems.
- Recommend that school experts be integrated into the process. *Joe explained that the EIR and planning processes would address school-related issues. The land planning consultants and staff will also be meeting with the Morgan Hill Unified School District representatives.*
- Recommend that the EIR and/or a fiscal analysis study how the CVSP would impact Downtown San Jose.
- Recommend that the EIR study potential impacts on South County cities.
- Will the EIR look at the entire region? *Joe responded in the affirmative. The Coyote Valley Research Park (CVSP) EIR studied impacts affecting cities all the way down to Monterey and Santa Cruz Counties.*
- Will the EIR consider phasing? *Joe indicated that the EIR would assess different options for phasing and financing.*

- When will the draft EIR (DEIR) be available to the Task Force? *Joe indicated that the Task Force would view the DEIR at the same time it is available to the public in September 2005.*
- Would like a summary of focus group meetings.

Co-chair Williams asked for comments from the public and the following were provided:

- Brian Schmidt, with the Committee for Green Foothills, commended the City for considering project alternatives before beginning the EIR, but indicated that the scoping process should include more alternatives. He recommended that North First Street be considered as an alternative and recommended against making the preliminary DEIR available to developers before the general public.
- Michele Beasley, with the Greenbelt Alliance, indicated that key items in infrastructure costs are under-funded. She stated that \$15 million is not enough for creating a viable Greenbelt and that affordable housing needs to be factored into cost estimates. Michele said that EIR project alternatives should be environmentally superior, fiscally responsible and socially equitable.
- Sarah Muller, with Working Partnerships, indicated that the EIR should be more comprehensive. In addition to studying the environment, the EIR should also evaluate social equity and fiscal sustainability. She recommended including the Greenbelt Alliance's plan as an alternative.
- Libby Lucas recommended creating a buffer along the east side of Monterey Road to maintain natural vegetation and a wildlife corridor. She indicated that development would increase sewage in the South Bay. Libby recommended having a wellhead protection ordinance for near surface aquifers, moving sewers away from marshes and creating buffers around train tracks. She urged against storing toxic chemicals above groundwater. She asked the Task Force to reconsider the super sewer study (what does this mean?).

6. Public Comments

Co-chair Williams asked for comments from the public and the following were provided:

- Richard DeSmet, with the Coyote Valley Alliance for Smart Growth, said that the Greenbelt should be taken seriously since it was the main subject of discussion at the City Council meeting. He indicated that the January 10, 2005 Task Force meeting summary misstated him. Richard said that Greenbelt property owners are not 100% against the CVSP; they support the development of the Plan, but do not support the Greenbelt Strategy. He would like a green Greenbelt with public access and wants the Task Force to address this.
- Consuelo Crosby suggested that Greenbelt property owners be addressed individually about the Greenbelt Strategy and would like to receive a letter from the City. She

indicated that the Plan should be definite so that property owners can sell their land. Consuelo asked whether the Greenbelt would be studied in the EIR.

- Jo Crosby indicated that the County zoned the Greenbelt for agriculture 30 years ago, but that agriculture has been unviable since then.

7. Adjourn

The meeting was adjourned at approximately 7:00 p.m. The next Task Force meeting will take place on March 14, 2005.