

*City of San José*

## ***Coyote Valley Specific Plan***

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### **Summary of Task Force Meeting June 12, 2006 City Hall, Committee Rooms W118-120**

#### **Task Force Members Present**

Co-chair Councilmember Forrest Williams, co-chair Councilmember Nancy Pyle, Chuck Butters, Eric Carruthers, Helen Chapman, Pat Dando, Russ Danielson, Craig Edgerton, Dan Hancock, Melissa Hippard, Doreen Morgan, Chris Platten, Ken Saso, and Neil Struthers.

#### **Task Force Members Absent**

Supervisor Don Gage, Gladwyn D'Souza, Phaedra Ellis-Lamkins, Steve Schott Jr. and Steve Speno.

#### **Technical Advisory Committee (TAC) Members Present**

Dawn Cameron (County Roads), Michele Beasley (Greenbelt Alliance), Bob Brownstein (Working Partnerships), Brian Schmidt (Committee for Green Foothills), Jane Mark (SC County Parks and Recreation), Shanna Boigon (SCCOAR) and Kerry Williams (Coyote Housing Group).

#### **City and Other Public Agencies Staff Present**

Lee Wilcox (Council District 10), Frances Grammer (Council District 2), Rachel Gibson (Office of Supervisor Gage), Joe Horwedel (PBCE), Laurel Prevetti (PBCE), Sal Yakubu (PBCE), Susan Walsh (PBCE), Sylvia Do (PBCE), Perihan Ozdemir (PBCE), Regina Mancera (PBCE), Maria Angeles (Public Works), Dave Mitchell (PRNS) and Rebecca Flores (Housing).

## **Consultants Present**

Doug Dahlin (Dahlin Group), Roger Shanks (Dahlin Group), Ken Kay (KenKay Associates), Bruce Fukuji (KenKay Associates), Bill Wagner (HMH Engineers), and Eileen Goodwin (Apex Strategies).

## **Community Members Present**

Pete Benson, Suzanna Beouchan, Julie Ceballos, Sean Cottle, Frank Crane, Robert Eltgroth, Tom Foster, Janet Hebert, Virginia Holtz, Monica Kessler, Rick Linnquist, Bud O'Hare, Sandy Perry, Dana Pesce, Peter Rothschild, George Reilly, Jim Revels, Pete Silva, Derek Smith, Shellé Thomas, George Thomas, Al Victors, Don Wenden, and Kim Wenden.

### **1. Welcome**

The meeting convened at 5:30 p.m. with co-chair Councilmember Forrest Williams welcoming everyone to the 46<sup>th</sup> Coyote Valley Specific Plan (CVSP) Task Force meeting.

### **2. Acceptance of May 22, 2006 Task Force Meeting Summary**

Co-chair Councilmember Forrest Williams called for a motion to accept the May 22, 2006 Task Force meeting summary. The motion passed unanimously.

### **3. Distribution of the Schedule for June 2006 to December 2006**

Laurel Prevetti, Deputy Director of the Department of Planning, explained the proposed schedule indicating that the Task Force will meet monthly and there will also be monthly City Council Study Sessions and community meetings. There are no meetings scheduled in July. Laurel recommended that people regularly check the CVSP website for schedule and meeting location updates.

### **4. Distribution of Working Drafts of the Coyote Valley Specific Plan and Planning Area Appendix**

Councilmember Williams explained that there had been some discussion about distributing the working draft of the Coyote Valley Specific Plan at tonight's meeting, however there is still more work to be done on the Plan so it will be distributed in August. Laurel Prevetti introduced Doug Dahlin (Dahlin Group) and Ken Kay (KenKay Associates), the primary co-authors of the Planning Area Detail Appendix. Laurel explained that the four big pieces of the Coyote Valley Specific Plan package include the specific plan, the zoning code, the financing strategy and the

EIR. She indicated that the Planning Area Detail Appendix outlines the specific land use planning details for each of the 12 planning sub-areas. The Appendix is posted on the CVSP website and there are also CDs available in the Department of Planning Building and Code Enforcement. Laurel explained that the Appendix is being circulated to allow early community and stakeholder input. She emphasized that the Appendix is a working document and significant modification is expected.

Doug Dahlin, with the Dahlin Group, explained that the Table of Contents of the draft CVSP document will include the following chapters: executive summary, plan overview, environmental context, the Vision and Expected Outcomes, major plan elements, land use, mobility, infrastructure, Greenbelt, implementation and a number of appendices including the Planning Area Detail Appendix. The Planning Area Detail Appendix is divided into 12 planning areas, with information contained in each area providing which will provide a framework for implementation. Each planning area section includes an analysis of existing conditions, the public realm (including streets, transit, community facilities and urban design) and the private development (including land use, development targets, connections and land exchange).

Ken Kay explained the organization and contents of each planning area using Planning Area A, the core area, as an example. He indicated that Planning Area A has the highest density and mix of transit-oriented uses and explained its existing conditions which include: the railroad tracks and right-of-way, the Bailey Avenue and Monterey Road over-crossing, the SBC facility, the architectural and cultural resources, existing specimen trees and oaks, existing agriculture and the Dougherty Avenue subdivision.

The connections and circulation elements in Planning Area A feature a comprehensive pedestrian and transit-oriented circulation system with pedestrian walks, bicycle paths, transit, inter connected grid of vehicular streets and a multi-modal Caltrain station.

The community facilities in Planning Area A include the 50-plus lake, which provides for flood detention, recreation for small non-motorized boats, and a focal point for the community. It also includes a canal park, international park, public library, community center, two high schools on a 60-acre collegiate-style campus, middle school and elementary school, Central Commons connecting Coyote Creek and Fisher Creek, and a neighborhood park.

The key urban design elements of the public realm for Planning Area A include the Bailey Avenue over-crossing of 101 and Monterey Road, and radial streets with visual alignment to the multi-modal Caltrain hub, the lake, and the core of the Coyote community, the international lake park, and various other civic buildings, and the mid and high-rise buildings around the lake.

Ken also reviewed the land use designations planned for Planning Area A and a map highlighting parcel-based private development targets, designed to meet the minimum 25,000 housing unit and 50,000 job goals. Each planning area also includes illustrative drawings and a land exchange concept to help foster more coherent development parcels.

Laurel indicated that the specific plan is the overarching policy document and is still under preparation. The full text of the specific plan is anticipated in August when the form-based zoning code will be discussed.

The Planning Area Detail Appendix is, a work in progress, and is being circulated early to obtain comments that will help refine the document. It provides a greater level of detail for each planning area that will be useful for the zoning code and implementation of the Plan.

Laurel asked for input on an appropriate level of detail in the Appendix, and other topics and concepts that may be missing.

The Task Force provided the following questions and comments. (Please note that comments are shown first, followed by responses in italics):

- What is the legal status and the role of the Appendix? *It will have the same status as the specific plan and will be a companion document to the specific plan.*
- Recommend that the specific plan acknowledge and integrate with the overall County Master Plan for the Coyote Creek trail system. *Laurel indicated that the Plan would be integrated with the County's Coyote Creek trails and that it also will acknowledge the Habitat Conservation Plan (HCP) and the State's Natural Communities Conservation Plan (NCCP).*
- When we look at the character of individual neighborhoods we should also re-look at the connections and synergy between neighborhoods.
- Would like to see a lot of place-making occur early to help create the character and foster the synergy of the whole from the pieces.
- Where is Gavilan College? *Doug identified the potential Gavilan College site on the land use plan and explained their preliminary concept.*
- Have the minimum development targets been discussed with the property owners? *Doug indicated that most of the overall land use information has been discussed at community and property owner meetings, however not in as much detail as provided in this Appendix.*
- Is underground parking being considered? *Doug explained that underground parking would be very expensive due to the high water table.*
- Why is there a road around the lake rather than landscaping extending to the lake? *Doug explained that the roads are important to help foster commercial energy. They can be closed off later to make the area even more pedestrian--friendly if the area becomes very active.*
- Recommend the use of more distinguishable land use colors and patterns to make the land use plan more user-friendly.
- The schools approach looks good, but Dr Nishino, the with the Morgan Hill Unified School District, is still working with the city staff on schools, and will have more comments in the fall when the EIR is circulated.
- Congratulations to Craig Edgerton who was just elected to the Open Space Authority by an 83% vote.

Councilmember Forrest Williams indicated that if there are any further comments or questions they should be directed to Sal Yakubu, in the Department of Planning, Building and Code Enforcement.

The public provided the following questions and comments:

- Brian Schmidt, with the Committee for Green Foothills, indicated that he was unable to download the Appendix from the website. *Staff will check on the website, but indicated that they had been able to download the document earlier today. The public may also request a CD of the document from the Department of Planning Building and Code Enforcement. Staff will also work with the local copy shops to improve access to the document. If there is a greater demand we will explain on our website how people may get copies.*

## **5. Public Comments**

The public provided the following questions and comments:

- Brian Schmidt, with the Committee for Green Foothills, referred the Task Force to his letter dated June 6, 2006, in which he reiterates the Technical Advisory Committee's (TAC) recommendation that the comments on the Fiscal Impact Report be handled like EIR comments. There should be written responses to comments made by the public. He also recommended that the City use alternative scenarios to calculate fiscal assumptions, as outlined in his letter. He recommends that the economists explore making the Community Facilities District (CFD) a permanent means to make up the potential budgetary shortfalls from the Coyote Valley development, as opposed to a temporary means used only in the project's initial years. If 20 years from now Coyote Valley development is actually withdrawing more revenue than it brings in, the permanent CFDs can rectify the situation.
- Bob Eltgroth, Silicon Valley Bicycle Coalition, recommended that the CVSP acknowledge the Coyote Creek Plan, the San Jose Bikeways Plan, and the VTA Technical Guidelines for Bicycles and the Countywide Plan, which acknowledges the gateways in the South County Plan regarding bicycle circulation needs. There are three important bicycle corridors in Coyote Valley and it is important to ensure that the connections will be respected in this plan.

Co-chair Councilmember Forrest Williams said that he really appreciates the Task Force and their strong commitment to the continued development of the Coyote Valley Specific Plan. There will be no meetings in July and the Task Force will reconvene in August. Co-chair Councilmember Nancy Pyle said that she enjoys the CVSP Task Force meetings, the comments from the public are very helpful and there has been very high quality work from the Task Force, staff and the consultants.

## **6. Adjourn**

Councilmember Williams adjourned the meeting at 6:30 p.m.

The next Task Force meeting will take place on August 14, 2006.

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