

City of San José

Coyote Valley Specific Plan

Community Meeting Summary August 24, 2006 Southside Community Center

Community Members Present

Yoon Lee, Pauline Seebach, Pete Silva, Fred Lester, Albert Alorra, Frank Crane, Joe Castro, Ray Williams, Lee Lester, Gary Harris, Bob Eltgroth, Carrie Nielson, Seon Joo Kim, Dick Norman, Kiran Shah, Mauricio Cibrian, Frank Giancola, YK Cheng, YC Chang, Al Victors, Peter Rothschild, Pete Benson, Lowell Tan, and Bob Boydston.

Task Force Members Present

Councilmember Forrest Williams and Doreen Morgan.

City and Other Public Agency Staff Present

Laurel Prevetti (PBCE), Susan Walsh (PBCE), Stefanie Hom (PBCE), Jared Hart (PBCE), Perihan Ozdemir (PBCE), and Regina Mancera (PBCE).

Consultants

Roger Shanks (Dahlin Group) and Eileen Goodwin (Apex Strategies).

1. Welcome and Introductions

Councilmember Forrest Williams welcomed everyone to the community meeting and thanked them for attending. He encouraged attendees to provide their input, which is very valuable in refining this unique specific plan.

2. Agenda Review

Eileen Goodwin, with APEX Strategies, reviewed the meeting agenda, and indicated there would be opportunities for public comments at the end of the presentation.

3. Overview and Discussion of the CVSP Planning Area Detail Appendix

Laurel Prevetti, Deputy Director of the Department of Planning, Building and Code Enforcement, reviewed the packet materials, introduced the CVSP staff, and Roger Shanks with the Dahlin Group.

Laurel provided some background on the plan, and an overview of the CVSP process and plan development. She explained the principles upon which the plan was based, reviewed the City Council's Vision and Expected Outcomes, and discussed the environmental footprint, blue infrastructure, green infrastructure, transportation system and the overall plan concept.

Laurel explained that the four big pieces of the Coyote Valley Specific Plan package include the specific plan, which is the overarching policy document, the zoning code, which is the regulatory document, the financing strategy and the Environmental Impact Report (EIR).

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

- What is the progress of the EIR regarding access to specific sites? *Laurel indicated staff has asked property owners for access to study their properties. The study enables environmental consultants to have more data for specific sites, to prepare for the EIR.*
- Since Coyote Valley is funded by private sources, is there enough funding? *Laurel indicated the project is privately funded. The City Council will review the budget on Tuesday, August 29, 2006.*
- What is the tentative schedule for the Environmental Impact Review (EIR)? *Laurel indicated the EIR is planned to be released in the late fall.*
- How does the Coyote Valley Specific Plan address traffic? *Traffic should have been the first thing to study. Laurel indicated the EIR would include detailed traffic studies. There is also some background information on traffic on the website.*
- Is the maximum height of buildings in Coyote Valley two or four stories? *Laurel clarified that building heights will range from two to twenty stories.*
- Does the June 2007 date include going to the Local Agency Formation Commission (LAFCO), or is that when the whole process will be done? *Laurel indicated that June 2007 is the estimated date to bring the specific plan, etc. to the City Council. Then the City will submit an application for annexation to LAFCO.*
- Will housing be on septic tanks? *Roger indicated that new housing in Coyote Valley will be on public sewer.*
- In June 2007, if the City Council says "no" to the Coyote Valley Specific Plan, would the project be "dead"? *Laurel indicated that the City Council will make that decision. There will be two factors to consider: 1) does the plan meet the Council's objectives? and 2) what should the timing for growth be? The City Council can do any number of things. It is too early in the process to predict. Councilmember Forrest Williams added that the City Council has been updated throughout the process. There is a City Council study session tomorrow, Friday, August 25.*

Susan Walsh, Senior Planner with the City of San José, gave an overview of the Planning Area Detail Appendix.

The Planning Area Detail Appendix is being circulated early to obtain community and stakeholder input. It is a work in progress and significant modification is expected. The Appendix provides a greater level of detail for each planning area that will be useful for the zoning code and implementation of the Plan. The document is available on the CVSP website and CDs are also available in the Department of Planning, Building and Code Enforcement, upon request.

The Planning Areas Detail Appendix will provide implementation details for all of the 12 planning areas. Each planning area section includes an analysis of existing conditions, the public realm (including the streets and transit, community facilities and urban design) and the private development (including land use, development targets, connections and land exchange).

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

- Is the zoning a decision made by the City Council or the County Supervisors? *Laurel indicated that the City Council would look at the specific plan and zoning in June 2007.*
- There has been opposition to the Coyote Valley Specific Plan. If the plan were to be dropped, the public would just end up tearing the land down ourselves, and people would develop mansions. The land cannot be farmed. If the plan does not go through, there will be spot development. Where is the opposition coming from? *Laurel indicated that there are some who question whether there should be any development in Coyote Valley at all, while others understand San Jose has been planning this area for urban development for many years to come. The focus is to get a sustainable plan. There will always be concerns. Staff is trying to listen to all views and to resolve issues through the planning process before the plan is presented to the City Council.*
- Will most property owners have individual or shared utilities? Are you going to look into zoning or conditions for wells and water sources? *Roger indicated that current property owners are not required to join the project, and they will not be subject to the fee structure. But they can buy into the Plan, and can have water and sewers. Because it is a private investment, it is up to property owners to bring in utilities.*
- In the area north of Palm Avenue, when will utilities be ready to service the area? What if one neighbor wants utilities and one does not? *Roger indicated that provision of utilities would be determined on a case-by-case basis. In order to develop a particular parcel it will be necessary to have streets to serve the lots being developed. It will be necessary to ensure there is connectivity between parcels and the overall street layout.*
- Will streets be created based on need? *Roger indicated that development would occur in phases. It will be necessary for services to be brought in to different areas to allow for development. Due to the phasing of the installation of utilities, some areas may be without services for several years (10 – 15 years, depending where a property is located in the project). Development will probably start in the north, since utilities already extend to the*

corner of Bailey Avenue and Santa Teresa Boulevard. There is an early draft phasing plan available online.

- *If a property has three acres and has to wait 20 years before it can subdivide, but there is an existing home that takes up .5 acres, can you build another home on the property with utilities? Laurel responded in the negative and indicated that development needs to have services before being built. It is not known at this time if the area can be annexed all at once. Until the area is annexed, it is under the control of the County regulations. Currently, the minimum lot size is twenty acres, which would preclude adding an additional unit on a smaller lot.*
- *If a property owner does not want to wait, do they have to wait for the plan? Laurel indicated that many property owners have been waiting for this plan for a long time.*
- *Will annexation be approved now? Laurel indicated LAFCO will make the decision on annexation and that phasing could happen in any number of ways. However, it will be important to assure that flood control measures and other important infrastructure pieces are built as part of the early phases.*
- *Have there been projects that take less time? Laurel indicated projects can take less time, it depends on the situation. There are a lot of complex issues in Coyote Valley and there are multiple property owners. In addition, financing is a big issue.*
- *Once the plan is approved, do the landowners drive it? Laurel indicated that the plan was initiated by landowners, and that government entities will handle annexation and permits will be required from other regional and Federal agencies. But before anything can happen, there must be 5,000 jobs and the economy must be in stable condition.*
- *Has anyone provided a reality check on agriculture? Agriculture doesn't generate profit. Most land is bought for profit, not agriculture. Roger indicated that the Greenbelt is planned as a non-urban buffer. The City has had numerous discussions with landowners and the City retained Sibella Kraus, who is very familiar with agricultural activities. She interviewed landowners, and did a report which is available online.*
- *Suggested looking at Summerlin, Nevada to see how a master plan community solves problems. Another example of a large-scale master plan community is Irvine, California.*
- *What lessons have the planners learned from other communities such as Playa Vista in Los Angeles? Roger indicated that Coyote Valley is being planned to a variety of densities and building heights that would provide a unique character and a variety of building types and densities that are not all the same. It will be a community with open space to help establish a unique character and to ensure livability.*
- *Have you learned any lessons or made any modifications based on the Greenbelt Alliance publication? Laurel indicated the Coyote Valley Specific Plan was initiated before the Greenbelt Alliance publication, and the Greenbelt Alliance Plan has good ideas for ways to approach natural resources. The Greenbelt Alliance publication is more of a concept plan and does not address all of the issues that the CVSP will address (i.e. number of schools).*
- *Traffic is going to be a killer. Councilmember Forrest Williams indicated that they are trying to get a reverse traffic commute. There will be 50,000 industry-driving jobs in Coyote Valley; the idea is for people to live and work in Coyote Valley to reduce the amount of traffic on U.S.101.*
- *If there needs to be 5,000 jobs before housing, what will happen with traffic on U.S.101 without housing? Councilmember Forrest Williams responded that Bailey Avenue is planned*

to be connected to U.S.101, Monterey Road, and transit. Traffic should not be backed up. The 5,000 jobs are not coming all at the same time. There was a traffic analysis for Cisco that said traffic would not be a significant problem.

- Have you looked at other communities that would be similar to Coyote Valley? Have you collected data from actual developments? *Councilmember Forrest Williams indicated that the team has looked at different models. The City has traffic data from IBM that includes approximately 5,000 jobs, including the Cottle area.*
- The Dahlin Group also designed Highlands in Seattle, which is a similar concept to the Coyote Valley plan. It is working well; and there are no traffic issues.
- How does the one-for-one exchange of land concept work? *Roger indicated that some design features of the plan include radials that focus on the water feature in the Lake. Property lines will not be the same as street layouts, so property owners are encouraged to swap, trade or negotiate with other adjacent owners to get a property that is useable and will result in better parcel configurations.*
- Other planned developments are having a difficult time recruiting companies. How do you assure a variety of jobs and businesses in Coyote Valley? *Roger responded that they are creating Coyote Valley as a place to be. The Lake is the main visual feature of Coyote Valley, and there will be mixed-use around the Lake to create an urban core. Companies will want to come to Coyote Valley where they will have a place to live, shop, entertain, and work in an environment that is very pedestrian and transit-oriented. Coyote Valley will also provide an opportunity for businesses to have a rural campus setting, and that setting will attract different types of users. There will also be housing, with 20% affordable units. Eileen added that an economic firm has done studies on job demand in Coyote Valley and San Jose, which is available on the website.*
- What kind of job interest is being generated? Vision #7 in the Planning Area Detail Appendix calls for primary jobs which excludes retail and public services jobs. How is Gavilan College going to change the concept of public service jobs being counted as part of the 50,000 jobs? *Roger indicated jobs at Gavilan College would not contribute to the 50,000 jobs. The City is going to market Coyote Valley to bring in industry-driving jobs. Eileen added they have done focus groups with business employers to see what they want. They talked to several employers, and the consultants have incorporated their responses into the plan.*
- Is there any additional information about the Greenbelt area? Particularly for property owners who want to develop but can't? *Eileen indicated that there is no new information regarding the Greenbelt area.*
- Suggested that staff take a look at the Moorpark community in Simi Valley, California as an example of a satellite community.
- Is there any safeguard to make sure affordable housing remains affordable? *Roger indicated all affordable housing in Coyote Valley will be deed-restricted to maintain affordability for least 20 to 40 years. It will be developed by affordable housing developers, and run by non-profit organizations. Coyote Valley will provide different types of housing and levels of affordability and the 5,000 units will be integrated throughout community.*

4. Next Steps/Adjourn

Laurel thanked everyone for attending the meeting and encouraged people to stay involved. She invited any neighborhood groups to contact staff if they would like a CVSP presentation.

Councilmember Forrest Williams thanked all the staff for preparing the meeting, and the attendees for their comments. He reminded everyone that there is a City Council study session tomorrow, August 25, at 9:00 AM in the Council Chambers at City Hall. Eileen added that the Appendix is available on CD and on the website.

The meeting was adjourned at approximately 8:30 p.m.