

City of San Jose

Coyote Valley Specific Plan

Summary of Task Force Meeting on October 4, 2004 151 West Mission Street (Room 202 a and b)

Task Force Members Present:

Mayor Ron Gonzales (co-chair), Councilmember Forrest Williams (co-chair), Supervisor Don Gage, Christopher Platten, Chuck Butters, Craige Edgerton, Dan Hancock, Doreen Morgan, Eric Carruthers, Gladwyn D'Sousa, Helen Chapman, Ken Saso, Neil Struthers, Phaedra Ellis-Lamkins, Russ Danielson, Steve Schott Jr., and Steve Speno and Terry Watt.

Task Force Members Absent:

Vice Mayor Pat Dando and Jim Cunneen.

Technical Advisory Committee (TAC) Members Present:

Steve Kinsella (Gavilan College), Rebecca Tolentino (City of Morgan Hill), Tedd Faraone (Coyote Valley Alliance for Smart Growth), Kyle Simpson (Greenbelt Alliance), Dawn Cameron (County Roads), Brian Schmidt (Committee for Green Foothills), Tim Steele (Sobrato Development Corporation), Mike Tasosa (VTA), Kerry Williams (Coyote Housing Group), Mike Griffis (County Roads).

City and other Public Agencies Staff Present:

Councilmember Linda LeZotte, Anthony Drummond (Council District 2), Keith Stamps (District 2), Emily Moody (District 2) Denelle Fedor (District 10), Rachael Gibson (Supervisor Don Gage's office), Laurel Prevetti (PBCE), Salifu Yakubu (PBCE), Susan Walsh (PBCE), Perihan Ozdemir (PBCE), Regina Mancera (PBCE), Luke Vong (DOT), and Rebecca Flores (Housing).

Consultants:

Doug Dahlin (Dahlin Group), Ken Kay (KenKay Associates), Roger Shanks (Dahlin Group), Jim Musbach (EPS), Darin Smith (EPS), Padru Kang (Dahlin Group), Jack Hsu (Dahlin Group), Paul Barber (KenKay Associates), Eileen Goodwin (APEX Strategies), Jim Thompson (HMH) and Jodi Starbird (David J. Powers & Associates).

Community Members Present:

Jerry Amaro, Richard Barbari, Rosalie Cacitti, Roger Costa, Frank Crane, Richard DeSmet, Marty Estrada, Rachael Gibson, Janet Hebert, Virginia Holtz, Shari Kaplan, Lee Lester, Chris Marchese, John Mills, Sean Morley, Joe Mueller, Tim Muller, Wayne O'Connell, Georgene Petri, Paul Prange, Dorine Ravizza, Michael Ravizza, Annie Saso, Salvatore and Amanda Saso, Pete Silva, Mike Tasosa, Shelle Thomas, Nathan Wasserman, Don Weden, Len Grilli, Marty Cheek, Joseph Melino, John Morley, Tom Armstrong, Garrette Rajkovich and Kim McA.

1. Welcome:

The meeting convened at 5:30 p.m. with Mayor Ron Gonzales welcoming everyone in attendance to the 23rd Coyote Valley Specific Plan Task Force meeting.

2. Acceptance of the September 13, 2004 Task Force Meeting Summary:

Co-chair Forrest Williams called for a motion to accept the meeting summary for the September 13, 2004 meeting, and the motion passed unanimously.

3. Identification of Land Use Issues to Be Discussed at the November Task Force Meeting:

Laurel Prevetti, Deputy Director of the City Department of Planning, Building and Enforcement asked the Task Force for their ideas and comments regarding additional issues that should be discussed in November. The following comments were received:

- Recommend at least 600 acres for jobs (especially research and development jobs) to support plan and meet the need for 50,000 jobs and to stay competitive with other jurisdictions.
- Phasing is key to guaranteeing mixed use and higher densities from the beginning, and not lower densities. The densities are the key to generating revenues.
- Concerned that retail on Monterey Rd. might compete with commercial in the core area.

- Due to the high costs of the lake, it may be prudent to begin development closer to the surrounding foothills and ridge lands or with a smaller lake.
- The Bailey Avenue/Highway 101 interchange necessitated mitigation in the Coyote Valley Research Park project. The CVSP being a larger project will certainly necessitate mitigation lands, which will be studied in the EIR. We should start thinking about where these mitigation lands and where they will be located.
- There is too much workplace land use (purple) in the North Coyote area and not enough in the Mid-Coyote area. The Council Vision recommends that there be more integration of jobs and housing, pedestrian-orientated mixed use, and that the jobs and the housing not be segregated between North and Mid-Coyote.
- Recommend a market analysis with timeline to see how the costs per resident will be stabilized.
- The east side of Monterey Road area has been annexed since 1958 and is still without basic urban services, though the property owners pay City taxes. Therefore, the east side of Monterey Road should be amongst the first areas to develop.
- Recommend that the uses allowed in the Greenbelt include revenue-generating uses such as community gardens, golf courses and even smaller lot sizes. When the County and the City developed and adopted the Greenbelt Planning Principles, it was with the participation of the Santa Clara Valley Water District and the Santa Clara Valley Open Space Authority and not a single landowner was included in that decision.
- Recommend the preservation of access to the open space and open trails that traverse the Valley.
- Concerned about cost allocations in the plan.
- Concern that the housing costs be affordable, housing types fit the market, and that the workplace rents fit the marketplace.
- Recommend that the land use plan address how community services and facilities such as day care, senior services, and mental health services should be addressed
- Care should be taken not to overburden employment lands with infrastructure costs to the extent that the costs per square foot are not competitive with other areas in the Valley.
- Clarify that dealing with the Greenbelt is not just a “Coyote Valley” issue; it is also a “regional issue”.

4. Discussion of Land Use Plan Approaches and Options:

Doug Dahlin presented the approaches and options, and the Task Force made the following comments:

Local retail should be convenient to pedestrian, bicyclists, transit users and autos.

- Creative retail and mixed use (such as that found in Walnut Creek and Pleasant Hill) should be done throughout Coyote Valley, not just in the north. It will be viable as long as it is placed in the correct place with housing over shops.

- Recommend that mixed-use areas should work for pedestrians and not focus solely on auto access. Recommend that access be provided for golf carts and electric vehicles.
- Need to have a lot of people to support retail. A good example is the Vancouver Sky Train.
- Recommends a grocery and retail store design similar to the Safeway at Pier 39 in San Francisco, which has a three-story, 50,000 sq. ft. building with a parking garage for convenient auto access and a focus on pedestrian access.
- Recommend free shuttle services and parking in outlying areas.
- San Diego's Safeway has an escalator to underground parking and is a good example of multi-story retail accessible to both pedestrians and autos.
- We should avoid big auto parking lots and recommend a design similar to the new Whole Foods in San Francisco and other multi-story designs with housing above.
- Support for a unique mixed-use design; do not want traditional suburban shopping center.
- Should avoid designs like Rivermark where the retail is more accessible to big streets than to pedestrians.
- Recommend better pedestrian and neighborhood-serving retail with some destination retail.
- Higher density residential and some workplace uses can use structures parking to buffer the railroad:
- Recommend shared parking to allow residents to use parking in the evening and workers during the day.
- Will shared parking be encouraged with churches? *Yes.*
- The proposed land uses do not match EPS's finding of market availability for the development of single family residential ahead and higher density.

Residential uses and some workplace uses east of Monterey Road can orient to Coyote Creek.

- Keep residential units far enough away to preserve the rural creek experience (Coyote Creek is a semi-wilderness area).
- Area between Monterey Road and the creek is very thin therefore the Plan should avoid intrusive land uses.
- Orient residential units to the creek to keep privacy.
- Use the workplace designs at Shoreline in Mountain View as a model.
- Concern about how connectivity between the east side of the plan to the west side. Animals and wildlife needs to be protected as well.

A substantial component of industry-driving jobs should be accommodated in mixed-use areas.

Maintain some traditional corporate campus opportunities.

- Office space should be located within neighborhood centers
- Add more jobs and office workplace uses to the southern part of the plan.
- Minimize surface parking and add some of businesses to south with more live/work units.
- Avoid boom/bust dependence problems and plan should be flexible.
- Put mid-size workplace buildings along parkway to provide a landscape and visual buffer to residential uses.

- Recommend more workplace uses at the Coyote Creek Golf Course Interchange. Putting jobs at the Coyote Creek interchange could mitigate congestion at other two interchanges.
- How will you fit all 25,000 units and the 50,000 jobs and their parking in? *By planning high intensity development for the most desirable locations and maximizing the land required for parking by use of parking structures, while ensuring appropriate density transitions to existing neighborhoods.*
- If a user wanted to bring jobs with surface parking would it be turned down? *The plan would have to include enough flexibility to accommodate this type of development with appropriate mechanisms to trigger future intensification.*
- Multi-tenant workspaces lend themselves to shared parking.

Intensify workplace by using structured parking to increase opportunities for single-family housing types.

- Keep in mind that the shops on the ground floor of the parking structures also have customers. We need to learn from the existing parking garage mistakes and not repeat them. We also need to ensure public safety in the parking garages.
- Is it feasible to have underground parking with the high water table? *It is technically feasible, but may be very expensive.*
- Parking structures include other uses (e.g. commercial uses on the ground floor).
- The plan could start with surface parking and then convert to parking structures later on to provide flexibility.
- Stacking cars and people will allow us to save open space.

Should uses intensify along fixed guide way transit?

- Support for intensifying uses along fixed transit system. Why is there no high density along the Caltrain railroad right-of-way? *Doug stated that focus would be on the transit hub where people are able to get on and off.*
- We will need to think of the cost/benefit of transit.
- Recommend convenient, well planned transit stops and access points.

Consider options for large format retail sales tax generators along Monterey Road.

- Concerned about large format retail or big tax generators along the railroad.
- Big boxes retailers help pay for infrastructure and the plan, but they are low value uses and we can't afford to have them.
- Support for big box retailers because they provide revenue & flexibility.
- The question of local government finance is a big unknown due to the current dependence sales tax revenue. We may need another formula for local government financing.
- The only good areas for the big box retailers would be the Highway 101 interchanges on the east side of Monterey Road.

Locate high school away from railroad and consider the possibility of two smaller high schools.

- Support for two smaller high schools and we should get the football lights in before the residential uses come in since they will oppose them.

- Support for one high school to knit the community together. Two high schools would divide the community (e.g. City of Berkeley has one high school & James Logan High school in Redwood City helps to unify the whole area).
- Consider the economics of scale (with 2 administrations etc.).
- One large high school could have a richer array of opportunities.
- Student achievement is better in smaller schools.
- San Jose Unified School District is now closing a middle school and a high school. Enrollment and schools survive on Average Daily Attendance (ADA). The maintenance of one school would be cheaper than for two.
- Would a large high school take two times as much land? *Doug indicated that it would take less than two times as much land.*
- Can a school be designed to grow and add facilities (build one school that grows into two)? *It is possible, but may have other undesirable issues.*
- Need to understand the costs and acreages for the schools.
- Since a 3,000- student school would be the same size as Santa Clara University, which seems very large, two schools seem preferable.
- Would like to know pros and cons from the school district.
- The goal should be to create an environment where parents don't need to resort to a private school.

Locate regional play fields in Greenbelt and/or Laguna Sea detention area.

- At the design workshop the community said that active recreation was a low priority for the Greenbelt area.
- There should be no night-lights at ball fields in the Greenbelt.
- Economically, the best choice would be 60 acres in the Greenbelt. The land in the Mid and North Coyote area is too expensive.
- Recommend the ball fields in the Greenbelt as a good use of a non-urban area.
- Would that set a precedent for other similar recreation uses in the Greenbelt?
- How will water and sewer be provided to the ball fields? *Doug indicated that services would be provided on the north side of Palm Avenue within the Urban Growth Boundary.*
- Support for the idea of putting the play fields in the Greenbelt since it would appear as open fields and be rural in character.
- Will these be City ball teams? *Doug indicated that the multi--use ball fields would be used by City and regional teams for league play.*

5. Public Comments:

- Nat Wasserman owns a 65- acre parcel near Laguna Avenue, and is concerned that part of the land is shown in open space, which will deny future profits.

- Tedd Faraone (Coyote Valley Alliance for Smart Growth) asked what the Task Force's thoughts are regarding John Sobrato's comments at the 9/21 Council hearing on the CVSP Progress Report that the high-rise workplace is not practical.
- Richard DeSmet (Coyote Valley Alliance for Smart Growth) asked where Sibella Kraus is, and stated that the Greenbelt owners are upset. He asked why there is no Greenbelt report yet.
- Marty Estrada (Victory Outreach Church) stated that there is no specific plan regarding churches yet and he feels that there should be a plan that looks carefully at locations for churches. He also asked why Lee Wieder has not received his information yet.
- Len Grilli owns a 66-acre parcel at the southeast corner of Laguna and Santa Teresa and his land is colored green on the land use map. He requested equitable compensation for his land.
- Brian Schmidt (Committee for Green Foothills) stated that the ball fields are located within a wildlife corridor. He indicated that the deadline for the fiscal impact analysis is after the close of the comment period for the EIR and thinks it should be done earlier to inform the decision-making process. He recommends that there be average densities developed for each phase.
- Frank Crane stated his concern with the lake due to the in-flow and out-flows. He does not want to have a stagnant pond and asked whether there would be capacity for flooding. He stated that on-site parking and pedestrian access are both important for the success of retail centers. There is a need to bring in outsiders from outside Coyote Valley to help the economy.

6. Adjourn:

The meeting was adjourned at about 7:35 p.m. The next Task Force meeting will be on November 8, 2004, and all of the materials presented tonight will be posted on the website.