City of San Jose

Coyote Valley Specific Plan

Summary of
Task Force Meeting on
November 29, 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, Chuck Butters, Eric Carruthers, Helen Chapman, Russ Danielson, Gladwyn D'Sousa, Craig Edgerton, Dan Hancock, Doreen Morgan, Ken Saso, Steve Schott Jr., Steve Speno, Neil Struthers, and Terry Watt.

Task Force Members Absent:

Vice Mayor Pat Dando, Jim Cunneen, Phaedra Ellis-Lamkins, and Christopher Platten.

Technical Advisory Committee (TAC) Members Present:

Kerry Williams (Coyote Housing Group), Michele Beaseley (Greenbelt Alliance), Beverly Bryant (Homebuilders Association of Northern California), Dawn Cameron (SCC Roads and Airports), Steve Kinsella (Gavilan College), Brian Schmidt (Committee for Green Foothills), and Mike Griffis (SCC Roads and Airports).

City and other Public Agencies Staff Present:

Jennifer Malutta (Mayor's Office), Emily Moody (Council District 2), Keith Stamps (Council District 2), Rachel Gibson (Supervisor Don Gage's office), Laurel Prevetti (PBCE), Salifu Yakubu (PBCE), Darryl Boyd (PBCE), Susan Walsh (PBCE), Sylvia Do (PBCE), Perihan Ozdemir (PBCE), Regina Mancera (PBCE), Rebecca Flores (Housing), Randolph Shipes (ESD), Dave Mitchell (PRNS) and Bill Miller (Police Department).

Consultants:

Doug Dahlin (Dahlin Group), Roger Shanks (Dahlin Group), Jack Hsu (Dahlin Group), Lowell Hawkins (Dahlin Group), Ken Kay (KenKay Associates), Paul Barber (KenKay and Associates), Jim Musbach (EPS), Eileen Goodwin (Apex), Jim Thompson, (HMH Engineers), and Bill Wagner (HMH).

Community Members Present:

Mayor Dennis Kennedy, Jim Lightbody, Rick Linquist, Larry Ames, Robert Benich, Wai Chan, Roger Costa, Frank Crane, Consuelo Crosby, Jo Crosby, Richard De Smet, Nazih Fiho, Eric Flippo, Bob Groff, Janet Herbert, Paul Herbert, Melissa Hippard, Liz Hirata, Mel Hirata, Xay Hoang, Virginia Holtz, Shari Kaplan, Mary Hughes, Matt King, John Lattyak, Jungjoo Lee, Yoon Lee, Ted Leung, Libby Lucas, Cheda Markham, Jessica Markham, Vernon Medicine Cloud, Donald Moody, Eric Morely, Joe Mueller, Chou Mock, Iut Mock, Wing Mock, Siuwh Mok, Chancha Mouli, Olga Muplbray, Patti O'Connell, Wayne O'Connell, Dorine Ravizza, Michael Ravizza, Nancy Richardson, Annie Saso, Russ Satake, Robert Snively, Hiroshi Sorakubo, Sumiko Sorakubo, Beverly Stewart, George Thomas, Shelle Thomas, Famy Tam, Huimia Tam, Rocky Tam, Kenney Tan, Raj Venu, Guo P. Yuan, and Mo Cui L. Yuan.

1. Welcome:

The meeting convened at 5:35 p.m. with co-chair Forrest Williams welcoming everyone in attendance to the 26th Coyote Valley Specific Plan (CVSP) Task Force meeting.

2. Acceptance of October 25, 2004 Greenbelt Property Owners Meeting Summary:

Co-chair Forrest Williams called for a motion to accept the meeting summary for the October 25, 2004 Greenbelt property owners meeting. The motion passed unanimously.

3. Acceptance of November 8, 2004 Task Force Meeting Summary:

Co-chair Forrest Williams called for a motion to accept the meeting summary for the November 8, 2004 Task Force meeting. Russ Danielson thanked the staff for working with the Morgan Hill Unified School District (MHUSD) and recommended that they continue to work with the MHUSD. A motion was made and passed unanimously to accept the meeting summary.

4. Review CVSP Schedule

Laurel Prevetti, Deputy Director of the Department of Planning, Building and Code Enforcement, reviewed the CVSP work program for December 2004 through December 2005, indicating that Task Force meetings are scheduled for the second Monday of every month. The conceptual land use plan should be completed in January 2005 in time for a progress report to the City Council in late January. Laurel also explained that an Issues Matrix previously presented to the Task Force in October has been updated, and is posted on the website.

The Task Force expressed concern as to whether there would be enough revenue to fund the infrastructure, and if not whether the Task Force could revise the Plan. Laurel indicated that this would be discussed during the next Task Force meeting on December 13, 2004, and that further refinements to the land use plan could be made by the Task Force as necessary.

5. Modifications to the Composite Infrastructure Framework

Doug Dahlin, of the Dahlin Group, presented proposed modifications to the Composite Infrastructure Framework and their implications. The canal has a different connecting point to the lake due to the relocation of the high school. The lake has been reduced from 65 acres to 55 acres, but still serves the same detention and aesthetic function. The revision increases developable land and helps in the cost-value equilibrium of the lake.

Doug indicated that Bailey Avenue would no longer be a part of the parkway. This makes the parkway easier to travel through, puts transit in the Bailey Avenue right- of- way and creates more coherent neighborhoods.

Mayor Gonzales asked for comments from the Task Force regarding the CVSP Composite Infrastructure Framework, and the Task Force had no additional comments.

6. Discussion of the Land Use Characteristics of the CVSP

Doug presented the characteristics of the revised land use plan and highlighted changes to the major features of the public and quasi-public realms. The plan includes a 3,000-student high school, two middle schools and seven elementary schools. The high school has been changed to 41 acres, and includes a football stadium and a baseball field. The baseball field has been relocated away from the lake to ensure the most economic use of the lakefront land.

Doug indicated 14 potential church opportunity sites, each of which is in an area of public prominence and within one block from substantial workplace parking. He explained that churches need parking for only short periods of time and suggested shared parking with

workplaces. Doug noted that the church opportunity sites indicate areas of parking efficiency, not exact church designations.

Doug noted the location of a civic building and main library adjacent to the lake. He suggested including a 50-meter competitive pool by the high school and five 25-meter pools and various for neighborhood pools.

Mayor Gonzales asked for comments from the Task Force regarding the CVSP land use characteristics. The following comments were provided:

a) Public Facilities:

- Will the public facilities meet city standards? *Doug explained that the facilities meet city standards in principle with certain differences. The CVSP consultants plan to meet with the Park, Recreation and Neighborhood Services Department to verify that all the recreational requirements would be achieved by the Plan.*
- What mechanisms will be used to ensure that designated public facilities will be built? *Doug explained that the financing and implementation strategy would identify mechanisms to ensure that sites for public facilities are reserved and financed.*
- Will a police sub-station be provided? *Mayor Gonzales indicated that there is already one sub-station planned elsewhere in the city designed to serve Coyote Valley.*
- Concern about accommodating medical facilities. *Doug indicated that local hospitals have indicated that there is not a need for a new hospital.*

b) Recreation:

- Are public uses planned to be stand-alone or shared facilities? *Doug indicated that shared parks and schools are planned, and there may be other public facilities that warrant a shared use design.*
- How will the pools be funded? *Doug indicated that the City Parks, Recreation and Neighborhood Services Department would determine the funding specifics.*
- Recommend diverse recreational activities in addition to pools (e.g. skate parks, bike trails, dog parks, etc.).
- Suggest water features such as fountains in lieu of pools.
- Caution against the overuse of green space.

c) Schools:

- Recommend that the high school and library have transit accessibility. *Doug stated that transit is accessible 100 yards south of the high school.*
- Concern about whether children would cross busy streets going to and from school. Doug indicated that the plan seeks to minimize students crossing busy streets.

- Recommend more than one high school. *Mayor Gonzales recommended that staff and the consultants meet with school administrators to obtain their input regarding high schools.*
- Concern about the cost of automobile storage at schools.
- Recommend that shared parking areas should also have secured bike parking.
- Concern about accommodating community colleges. *Doug indicated that the CVSP consultants and staff have met three times with Gavilan College and they have indicated a need for 70 acres with 25 acres for parking. Doug recommended a more urban concept for a community college design.*
- Recommend an urban rather than a suburban community college plan (e.g. *Diablo Valley College that has a 13-acre adjunct campus planned).*
- Recommend locating the community college and a high school together as a joint facility. The multi- use facility could allow high school students to experience both environments.
- Are daycare sites included in the CVSP? *Doug indicated that day care and health clinics are less difficult to locate and do not need to be specifically designated.*

d) Church Opportunity Sites:

- Why are there more church sites than community centers? *Doug indicated that the sites represent potential church opportunity sites. Churches would negotiate with individual property owners to develop a church on an opportunity site.*
- How were the church opportunity areas determined? *Doug explained that the numerical scaling analysis indicates that approximately 6 to10 churches are needed.*
- What types of churches are being considered? *Doug explained that the Plan would designate church opportunity sites but not church types.*
- Is the existing Victory Outreach Church depicted in the Greenbelt? *Doug responded in the affirmative, but noted that the church does not currently have entitlements. He indicated that future churches would be in North and Mid-Coyote.*

e) Wildlife Corridor and Concern about Interaction with Residents:

- Concern about how residents would be protected from wildlife, particularly coyotes. *Doug stated that there might be a 300- feet wide wildlife migration path provided in the Greenbelt with an underpass at Monterey Road.*
- Recommend increasing the width of Coyote Creek Park Chain to accommodate additional habitat area.
- Recommend that private property not be taken for Coyote Creek widening.

Mayor Gonzales asked for comments from the Task Force regarding any missing elements from the CVSP public realm. The following comments were provided:

a) Public Health:

- Recommend addressing medical needs from a public policy standpoint.
- Recommend health clinics and not just hospitals.
- Recommend a medical facility in between Santa Teresa Hospital and Saint Louise Hospital in Gilroy.

b) Government Services:

- How will government services such as a post office, DMV office or a city council office be handled? *Doug indicated that services with a civic presence would be identified whereas exact sites for other smaller services would not.*
- Recommend that there be provisions in the design guidelines to require that all services be designed as urban facilities rather than the standard suburban model.
- Will there be a fire station in South Coyote? *Mayor Gonzales indicated that the Greenbelt area is within the county and is therefore a county responsibility*.

c) Entertainment/Cultural Facilities:

- Recommended that a community amphitheater be provided in the community core area as well as sites for a temporary uses such as an ice rink or a circus.

Doug presented the Transects illustrating the character of seven areas of the Plan:

(1) East Gate: This area is the primary entry to Coyote Valley from Highway 101. It is seen as an ideal place for high identity corporate facilities.

(2) Bailey Avenue: This area functions as the "main street" or commercial hub of Coyote Valley. Residential and office over retail will line both sides of this street. The street provides direct access to the community park and community center and the urban waterfront.

(3) Waterfront: The core area of the Plan overlooks a 50+ acre lake and incorporates the valley's highest densities and mixed uses. It is the focal gathering place and center of commerce for the valley.

(4) Santa Teresa North: This area includes the Parkway linking the more urban waterfront area with the more traditional neighborhoods to the south. A pedestrian-friendly linear park is lined with retail and professional ground floor storefronts. The high school is located on the north end.

(5) Santa Teresa South: This is the location for a secondary retail concentration and a workplace node.

(6) Palm Canyon: This area mixes an urban village center with natural pathways along Fisher Creek. Traditional residential neighborhoods provide transitional densities to the South Coyote rural landscape.

(7) South Coyote: South Coyote is designated as a rural buffer between San Jose and Morgan Hill. Strategies for enhancement (consistent with the existing City/County Zoning and General Plan policies) include the integration of high-end specialty agriculture, agri-tourism and upscale estate residential.

Doug presented a plan illustrating various neighborhoods within Coyote Valley. The neighborhoods include Hamlet, North Gate, East Gate, Waterfront, Creekside Park, South Gate, Santa Teresa, West Shore, Foothill, South Creek, South Coyote, Scheller and Palm Canyon. Each neighborhood would have a unique character within Coyote Valley.

Mayor Gonzales asked for comments from the Task Force regarding the CVSP Neighborhood Plan. The following comments were provided:

a) Neighborhoods:

- What is the purpose of dividing Coyote Valley into neighborhoods? *Doug explained that Coyote Valley is large and the creation of neighborhoods allows for a higher degree of refinement to smaller areas.*
- Does the neighborhood plan represent phasing? *Doug explained that the Neighborhood Plan represents the neighborhoods' character, not phasing.*
- Concern about the separation and demarcation of Coyote Valley into neighborhoods.
- Recommend renaming the Santa Teresa neighborhood since a neighborhood with the same name currently exists in District 2.
- Does the land use plan illustrate what the final area should look like? *Doug indicated that it illustrates the character of the various areas.*

b) Circulation and Parking:

- Recommend more efficient parking with retail in Santa Teresa South, to ensure that we are not facilitating the old suburban model. (e.g. Petaluma adopted form-based zoning and prohibited mass parking areas). *Doug explained that there would be a mix of surface and street parking.*
- Recommend that access to pedestrian and bike routes be preserved as later phases of development evolve.
- Recommend that pedestrian and bike walkways be designed to be as appealing as possible to encourage people to use them.

c) Workplaces:

- What do the 354 workplace jobs in North Gate represent on the workplace matrix that was distributed at the Task Force meeting? *Doug indicated that they represent a two-story typology with surface parking.*
- Why does the seven-story downtown professional service office in Santa Teresa only allow 28 jobs? *Doug said that he would check since the number seems small for a building of that size.*

7. Public Comments

a) Environmental Issues:

- Melissa Hippard, Director of the Sierra Club's Loma Prieta chapter, expressed concern regarding the planning process and its schedule for its Environmental Impact Report (EIR). She noticed, from the CVSP schedule, that January and July of 2005 are the only times the Environmental Impact Report (EIR) will be discussed, and recommended more time for the EIR. She encouraged the Task Force to keep in mind that the planning process is moving quickly and that they should consider adequate timing to address environmental issues (e.g. flooding, wetlands, wildlife corridor, the serpentine ecosystem in Coyote Ridge). She said that it would be a great opportunity to work on the Habitat Conservation Plan (HCP) with Santa Clara County to leverage issues and money.
- Brian Schmidt, of the Committee for Green Foothills, indicated that the issue of jobs and housing balance was an agenda item for December 2004 and had been removed. He stated that is should be put back on the schedule. Brian stated that the fiscal impact analysis was scheduled for mid-2005, and recommended delaying the EIR until the fiscal analysis is completed.

b) Greenbelt:

- Consuelo Crosby, a property owner in South Coyote Valley, stated that the Greenbelt was hardly mentioned during the meeting. She questioned how one defines "rural" and "semi rural." Consuelo indicated that the Greenbelt should be a priority.
- Richard De Smet, of the Coyote Valley Alliance for Smart Growth, stated that the CVSP's lack of attention to the Greenbelt is unfair. He indicated that the Greenbelt lacks funding and asked how roads are going to be taken care of. Richard asked when the Greenbelt would be discussed in detail. *Forrest stated that it would take place at the next Task Force meeting on December 13, 2004.*
- Frank Crane, representing the Mikami family, had five letters written by his family regarding the area east of Monterey Road in the Urban Reserve. Frank asked the Task Force to focus commercial planning within the villages and urban core. He stated that it seemed unreasonable to create a shopping strip along Monterey Road and expect residents to patronize the urban core and neighborhood villages. Frank urged the staff to consider the following issues when finalizing land use plans:

(1) Designate land use east of Monterey Road at the lowest residential density (10 units per acre).
(2) Do not place commercial, industrial or mixed use land designations along the eastern side of Monterey Road, except possibly in the Hamlet of Coyote.
(3) Focus planning decisions east of Monterey Road on providing a scenic residential transition between Coyote Creek and Monterey Road, designed to reduce noise, pollution and traffic/ parking access concerns.

c) Schools:

- Shelley Thomas, Vice President of the Morgan Hill Unified School District (MHUSD) Board of Trustees, asked consultants to work with the MHUSD for a viable plan for schools. She indicated that educators know best about the needs of students and should be included in the planning process for schools.
- Robert Benich, a Morgan Hill Planning Commissioner, questioned the concept of having only one high school and two middle schools serving 80,000 people.

d) Hospitals and Traffic Model:

- Dennis Kennedy, Mayor of Morgan Hill, stated that the Daughters of Charity facility in Morgan Hill couldn't open as a hospital unless there is a near-term need for it. He asked the staff to work with the Daughters of Charity, Kaiser Permanente and Santa Clara County to address the area's medical needs. He also indicated that the Santa Clara Valley Transportation Authority's (VTA) Valley Transportation Model (VTP) 2030 does not include Coyote Valley land use impacts. He recommended the consultants to include the projected new jobs and housing in the traffic model.

e) Land Uses:

- Michele Beasley, of the South Bay Greenbelt Alliance, suggested distributing jobs and housing in North and Mid-Coyote. She feels that the Plan currently shows most of the jobs in North Coyote and the housing in the Mid Coyote area. Michele expressed concern that the CVSP seemed like another "standard suburban plan" and encouraged mixed use. She also recommended that the CVSP be more transit and pedestrian-oriented.
- Larry Ames asked if there would be neighborhood business districts. *Mayor Gonzales replied in the affirmative.*

8. Adjourn

The meeting was adjourned at approximately 7:00 p.m. The next Task Force meeting will take place on December 13, 2004.