



# Memorandum

**TO:** COYOTE VALLEY SPECIFIC  
PLAN TASK FORCE

**FROM:** Sal Yakubu

**SUBJECT: SUMMARY OF EAST SIDE  
OF MONTEREY ROAD PROPERTY  
OWNERS MEETING ON 10/7/04**

**DATE:** November 22, 2004

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Approved

Date

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## **Property Owners and Representatives:**

Sheri Barraza, Mike Barraza, Joe Filice, Albert Filice, Michael Hamilton, Vic LoBue, Hwa Luh, Lenore MacLellan, Frank Crane, June Crane, Tri Pham, Ron Pusateri, Ken Saso, Annie Saso, Nino Saso, Will Saso, Gretchen Saso, Salvatore Saso, Richard Seebach, Pauline Seebach, Salvadore Turturici, Marian Turturici, Joseph Turturici, Kathy Turtrucu, Skip Pasentino, Art Gonzalez, Garrett Rajkovich, Maria Nash, John Dempsey, Buzz Ereno, and Dick Norman.

## **San Jose City Staff and Consultants Present:**

Laurel Prevetti (PBCE), Sal Yakubu (PBCE), Darryl Boyd (PBCE), Susan Walsh (PBCE), Perihan Ozdemir (PBCE), Doug Dahlin (Dahlin Group), Roger Shanks (Dahlin Group), Jim Thompson (HMH), Darin Smith (EPS), Eileen Goodwin (APEX Strategies) and.

## **1) Welcome and Introductions**

Laurel Prevetti, Deputy Director of the City Department of Planning, Building and Code Enforcement, presented the background of the Coyote Valley Specific Plan (CVSP), the City Council's Vision, and an update on the CVSP process. Doug Dahlin, of the Dahlin Group, presented the environmental footprint and the Plan concepts, the Composite Infrastructure Framework, and the Land Use Approaches and Options.

## **2) Property Owner Comments and Questions**

Doug explained the implications for properties located on the east side of Monterey Road, and asked for comments and questions from the property owners and the public.

The following comments and questions were provided:

- How will Monterey Road be designed? *Doug Dahlin indicated that the southbound lanes will stay the same in layout but the northbound lanes would “wow out and loop back.” He stated that there might be a third lane added in both directions.*
- Will the widening of Monterey Road require dedication or acquisition of portions of property on the east side of Monterey Road? If so, will compensation be provided? *Jim Thompson, of HMM Engineers, indicated that some widening (ranging from 30-120 feet) may be necessary on the east side and the redesign will significantly improve the floodplain problem for those property owners. Laurel indicated that if any acquisition were required, property owners would be compensated.*
- Concern that the east side Monterey Road property owners will now be burdened with floodplain improvements.
- Is Monterey Road one of the first areas that will be implemented? *Laurel indicated that the City would know more after the phasing and implementation planning starts in the next few months.*
- The City’s Office of Economic Development (OED) indicated to some property owners that if services are provided on the east side of Monterey Road, people will buy the properties possibly for big box retail. *Laurel indicated that the consultants are exploring the idea of big box retail along Monterey Road, which may allow for additional sales tax to help fund City services. The Task Force, however, was not very supportive of big box retail at their last meeting. If large format retail does not work, there may be other mixtures of retail uses that would work.*
- Where will the financing come from to pay for initial infrastructure? *Doug Dahlin indicated that private property owners will implement the plan and there may be some special districts created for funding.*
- Will the developers start in the areas with existing urban services first? *Jim Thompson stated that development could begin near the area of the lake since infrastructure already exists in this area. Doug explained that there would be a process to reimburse property owners who pay more than their fair share of the infrastructure costs at the beginning.*

- Where are the closest existing water and lines? *Jim indicated that the closest existing water lines are located at the intersection of Bailey Avenue and Monterey Road and the closest sewer lines are located at Bailey Avenue and Santa Teresa Boulevard.*
- Ken Saso stated that when the area was annexed, sewer and water extensions were included in the City’s funding plans, but funds were later diverted to other areas. Unfortunately, the property owners are still paying for services, which are yet to be delivered. Ken stated that this area should be one of the first to be considered for development in the new Coyote. Ken stated that many of the property owners on the east side of Monterey Road attended a lot of meetings when the City’s General Plan was adopted. They were told that their area would be planned for urban services and “they came out with zero.” *Laurel indicated that the City has heard that there is a clear preference from the property owners that the east side of Monterey Road be part of early implementation phase.*
- Concern that many property owners have owned their property for 50 years and are very anxious to do something with their property but feel hamstrung because of the lack of urban services.
- What cooperation has the City received from Caltrain? *Jim stated that the City has discussed the planned multi-modal train station at Bailey Avenue and Monterey Road with Caltrain, but discussions have not yet started with Amtrak.*
- Concern that many property owners are affected by the plan in process, but they are unable to vote in San Jose since their properties are under the jurisdiction of the County. *Laurel indicated that Supervisor Don Gage represents people in County on the CVSP Task Force.*
- Ken Saso said he is also on the CVSP Task Force, and represents the Valley and the east side of Monterey Road.
- Are there plans for how urban services will be provided for the development envisioned in the Plan? *Jim Thompson indicated that plans are being developed for all the major infrastructure as well as cost estimates.*
- What about the designs to prevent flooding on the east side of Monterey Road? *Jim explained that the center divide currently pushes floodwaters onto the east side properties. The revised design will improve the flood plain and minimize potential flooding on the east side parcels.*
- Question about the nature of the evolving design and land uses for the east side of Monterey Road. *Doug explained that the preliminary design concept allows for mid to higher density residential districts in distinct neighborhoods with some workplace and retail uses.*

- Recommend against drastic changes to the open space aesthetics east of Monterey Road, and that the Coyote Creek Golf Course and the Coyote Creek area be maintained the way they are.
- The Santa Clara Valley Water District (SCVWD) doesn't seem to be doing anything to increase the flow to make Coyote creek an efficient waterway? *Jim indicated that SCVWD is working on stream maintenance program*

Laurel thanked the group for their comments and indicated that their comments will be taken very seriously. A summary of the comments will be provided to the Task Force. She indicated that there might be other meetings with the Greenbelt property owners, and that the Task Force will be meeting to review some Greenbelt planning ideas at their meeting on December 13, 2004.

### **3) Adjourn**

The meeting was adjourned at 9:00 p.m.