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Sent to Council: APR 08 2008

by City Manager's Office

Memorandum

**TO: HONORABLE MAYOR
AND CITY COUNCIL**

FROM: Nadine Nader

SUBJECT: Early Council Packet

DATE: April 8, 2008

Approved

Christine J. Shippy

Date

4/8/08

EARLY DISTRIBUTION COUNCIL PACKET FOR APRIL 22, 2008

Please find attached the Early Distribution Council Packet for the April 22, 2008 Council Meeting. Due to the size of the attachments, the full reports with attachments have been linked to the City Clerk's website under 2008 City Council Agendas and Synopses page under Early Distribution Packet for April 22, 2008. Reports and attachments will be provided in the regular distribution for the April 22, 2008 Council Packet.

4.x Acceptance of the work of the Coyote Valley Task Force.

Recommendation: Acceptance of the "Coyote Valley Plan – A Vision for Sustainable Development" as the embodiment of work of the Coyote Valley Specific Plan Task Force. CEQA: Not a Project. (Planning, Building and Code Enforcement)

9.x Consideration of the Recommendations of the North San José Neighborhoods Planning Taskforce.

* **Recommendation:** It is recommended that the City Council and Redevelopment Agency Board:

- (a) Accept the final guiding principles and recommendations of the North San José Neighborhoods Planning Taskforce.
- (b) Accept the Schools Report, Parks and Recreation Report, Retail Report and maps presented to the North San José Neighborhoods Planning Taskforce.
- (c) Direct staff and the Planning Commission to review and process applications for commercial, industrial and residential projects using the guiding principles and recommendations of the North San José Neighborhoods Planning Taskforce in the review of new projects in North San José.

April 7, 2008

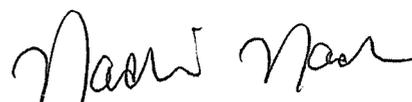
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- (d) Direct the City Manager and Executive Director to develop an Implementation Strategy for North San José, including design guidelines and an ongoing approach to involve the public using the guiding principles and recommendations of the North San José Neighborhoods Planning Taskforce.

CEQA: Not a Project. (City Manager's Office/Redevelopment Agency)

* (Deferred from 4/15/08 – Item 9.1)



NADINE NADER

Agenda Services Manager



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: COYOTE VALLEY PLAN -
A VISION FOR SUSTAINABLE
DEVELOPMENT

DATE: April 2, 2008

Approved

Date

COUNCIL DISTRICT: 2

SNI: None

RECOMMENDATION

It is recommended that the City Council accept the "Coyote Valley Plan – A Vision for Sustainable Development" as the embodiment of work of the Coyote Valley Specific Plan Task Force.

OUTCOME

This memo provides the Council an opportunity to:

1. Accept the Coyote Valley Plan (Plan);
2. Acknowledge that the Plan is consistent with the City Council's Vision and Expected Outcomes for Coyote Valley; and
3. Thank the Task Force for its hard work on this effort.

BACKGROUND

The Coyote Valley Plan has been in preparation for over five years. It was originally intended as a specific plan to guide the future development of North and Mid-Coyote Valley and the preservation of South Coyote Valley in a perpetual non-urban state.

The San Jose City Council initiated the Coyote Valley planning process in August 2002 with the appointment of a 20-member Task Force, and approval of 16 Vision and Expected Outcomes as the Task Force's roadmap to creating a Specific Plan for Coyote Valley. With a slowing economy and accompanying diminution of development pressure, coupled with the willingness of the Coyote Housing Group (CHG), a self-selected group of land owners, to finance the

planning effort, the moment was ripe to prepare a Specific Plan to guide the future development of Coyote Valley.

Consistent with the San Jose 2020 General Plan, the Coyote Valley Specific Plan (CVSP) envisioned the creation of a transit and pedestrian-oriented mixed-use community for at least 50,000 industry driving jobs; 25,000 housing units; and 9,000 retail, service and public sector jobs.

Over the course of the planning process, the City Council considered and accepted about a dozen progress reports, and provided direction as appropriate at key milestones, including the following:

- September 2004 - City Council accepted the “Composite Framework” of major infrastructure elements for the development of the Plan.
- January 2005 - City Council accepted the Draft Land Use Plan Concept.
- April 2005 - City Council accepted the approach for the alternatives for the Environmental Impact Report (EIR), and the potential impact of the CVSP on job growth in North San Jose and Downtown, and community involvement process for the South Coyote Valley Greenbelt area.
- January 2006 - City Council accepted the Project Description, the basis for the Initial Draft Specific Plan and the EIR.
- March 2006 - City Council accepted the proposed elements of the Greenbelt Strategy.
- April 2006 - City Council had a study session on CVSP Transportation issues.
- June 2006. – City Council accepted the proposed elements of the CVSP affordable housing program.
- December 2006 - City Council accepted a status report on the Initial Draft CVSP.
- March 2007 – City Council accepted the Draft Water Supply Evaluation.

In March 2007, a Draft Environmental Impact Report (DEIR) for the CVSP was circulated for public review. Not unexpected for a project of this magnitude, many issues were raised in the comments on the DEIR. For this, and for reasons of legal defensibility, the Director of Planning decided to revise and recirculate the DEIR.

Since the release of the DEIR, the CVSP Task Force had been working on infrastructure phasing and modifications to the land use plan to address comments received on the DEIR and from other community outreach.

On March 19, 2008, the City received a letter from CHG formally terminating its agreement with the City to fund the preparation of the CVSP. Since the termination of the Coyote Valley planning effort, it is not possible to complete the Specific Plan per City Ordinance. Instead, staff has refashioned the large body of work produced over the last five years into a more modest product, documenting the work to date and renaming it the "Coyote Valley Plan: A Vision for Sustainable Development" (hereafter, the Plan).

The purpose of this memorandum is to transmit an executive summary of the Plan. The full Coyote Valley Plan document is still in publication and is expected to be distributed to Council by April 22, 2008.

ANALYSIS

The Coyote Valley Plan contains concepts for creating a vibrant, pedestrian- and transit-oriented mixed-use community in North- and Mid-Coyote, consistent with the City Council's Vision and Expected Outcomes. Specifically, the Plan identifies the location, intensity and character of land uses; circulation patterns and infrastructure systems; parks and community facilities within the community; as well as strategies for implementing these elements. The Plan also includes phasing concepts to ensure the appropriate implementation and financing of its various elements. All of these elements were developed around environmental sustainability.

The Coyote Valley Plan represents the work of the Task Force, community stakeholders, City staff and a multi-disciplinary team of consultants. The Plan is not intended as a formal City-adopted planning effort and is advisory to Council only. The Plan contains solid baseline information for any future comprehensive planning efforts in Coyote Valley.

POLICY ALTERNATIVES

Not applicable.

PUBLIC OUTREACH/INTEREST

- Criterion 1:** Previously required Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

This item does not meet the above criteria, but given the high degree of public interest, this memo will be distributed in the Early Distribution Packet and all Council memoranda and project documents have been posted at <http://www.sanjoseca.gov/coyotevalley/>.

The Coyote Valley planning effort involved extensive community outreach, as well as discussions with many other governmental agencies.

COORDINATION

The preparation of this memorandum has been coordinated with the City Attorney's Office. The Coyote Valley planning effort involved almost all City Departments and many outside local, state, and federal agencies, including but not limited to the Santa Clara Valley Water District, Valley Transportation Agency, and the United States Army Corps of Engineers.

FISCAL/POLICY ALIGNMENT

The Coyote Valley Plan is a vision document that is consistent with the San Jose 2020 General Plan.

COST SUMMARY/IMPLICATIONS

Not Applicable

CEQA

Not a project.


JOSEPH HORWEDEL, DIRECTOR
Department of Planning, Building and Code Enforcement

For more information, please contact Laurel Prevetti, Assistant Director at 408/535-7901.

Exhibits

1. Coyote Valley Plan Executive Summary