

Coyote Valley Specific Plan (CVSP) History and Process:

1. Q: Why do we have to change this beautiful area? When did the City establish the boundaries for the Coyote Valley Specific Plan (CVSP)?

A: The North and the Mid-Coyote Valley areas have been planned for urban development since 1961. The Mid-Coyote Urban Reserve and the South Coyote Valley Greenbelt areas were established in 1984 when the City Council adopted the Horizon 2000 General Plan, and later reaffirmed in 1994 when the Council adopted the 2020 General Plan. The City's General Plan requires the development of a Specific Plan prior to any urban development in these areas.

The South Coyote Valley Greenbelt has been planned as an open space buffer between the City of San Jose and the City of Morgan Hill for 20 years. It is outside the City of San Jose's Urban Growth Boundary (UGB), which was adopted in 1996 and later reaffirmed in 2000 by the voters.

The City has been waiting for more than 20 years to plan Coyote Valley and in August 2002 the City Council initiated the process to develop the Coyote Valley Specific Plan (CVSP).

2. Q: Why is the City involved in planning areas that are not in the City?

A: The land in North Coyote is within the City of San Jose, and some portions of the Urban Reserve and the South Coyote Valley Greenbelt (Greenbelt) are in the City. While much of the Urban Reserve and the Greenbelt are within the County of Santa Clara, they are within the City of San Jose Sphere of Influence and must comply with the City's General Plan. The City and the County have a long-standing tradition of cooperative land use planning and urban growth management since 1970.

3. Q: The City has put so much effort into the Downtown. How would this Plan for a self-contained community work into the City's efforts to strengthen Downtown San Jose?

A: The Downtown Strategy 2000 Plan anticipates significant growth in the Downtown to strengthen its unique place as Silicon Valley's creative, cultural center. Development continues in Downtown bringing new restaurants, entertainment, jobs and housing to San Jose's Center.

In Addition, the City's 2020 General Plan's Downtown's Revitalization and Economic Development Major Strategies strive to make San Jose a more balanced community by encouraging more commercial and employment growth to balance existing residential development, by creating an equitable distribution of job centers and residential areas, and by controlling the timing of development. This concept is generally known as the "jobs/housing balance".

The Coyote Valley Specific Plan (CVSP) is expected to support the Downtown as well as other areas within the City by providing job growth in the City. The CVSP includes residential units adjacent to planned new employment uses to improve the "jobs/housing balance".

4. Q: Can the Urban Growth Boundary (UGB) at Palm Avenue between the Mid-Coyote and the South Coyote Valley Greenbelt area be changed?

A: The UGB may be changed by a vote of the electorate.

5. Q: When will the Plan be considered by the City Council and what will happen next? When will construction begin?

A: The Coyote Valley Specific Plan is expected to be presented to the Planning Commission and to the City Council for consideration in spring 2009. After the specific plan package is adopted, the City will apply to the Santa Clara Local Agency Formation Commission (LAFCO) for annexation of portions of the Mid-Coyote area that are still in the unincorporated area of Santa Clara County. This process may take 6 months to a year to complete. It is difficult to predict when implementation could begin since it is dependent upon individual property owner's plans and the economy.

NOTE: Also see the "History and Background" link on the front page of our website.