

**EXCERPTS
SAN JOSE 2020 GENERAL PLAN
COYOTE VALLEY URBAN RESERVE**

PART I

Description, Pre-requisite Conditions, Specific Plan Analysis and Vision

Urban Reserve

The Urban Reserve designation identifies areas which may be appropriate for urban development and inclusion in the Urban Service Area in the future when circumstances are appropriate. The Urban Reserve designation enables the City to plan and phase growth based on the need and ability to provide the necessary facilities and services to support additional residential growth. Given the fiscal and other constraints associated with development at the urban fringe, development of the Urban Reserve lands should be a low priority. The Urban Reserve designation is tailored for each area to which it is applied recognizing the different physical, locational and service limits associated with each area. These limits will affect the timing of future development and will influence the character of development in the Urban Reserves. The preparation of a specific plan, as well as any necessary General Plan amendments, will precede any development. The specific plan will delineate the land uses in detail, the infrastructure needs for such uses, the financial mechanisms to be used for infrastructure and service needs, the phasing or timing criteria to be used to govern development, and any special policy statements which are appropriate.

Coyote Valley Urban Reserve (CVUR)

The Coyote Valley Urban Reserve generally encompasses the area between the Coyote Greenbelt and the North Coyote Campus Industrial Area. The Urban Reserve includes the Valley floor on both sides of Monterey Highway west of Coyote Creek, northwesterly of Palm Avenue and the prolongation of Palm Avenue to Coyote Creek. The Coyote Valley Urban Reserve (CVUR) allows only agricultural and rural residential land uses which are the existing, predominate uses in the area.

This area is not required to accommodate growth but may be considered for development in the future when the City needs additional housing resources. Future urban development is expected outside of the timeframe of this General Plan and is considered conceptually in this Plan. Given these factors, the establishment of a plan for the Coyote Valley Urban Reserve area is beyond the scope of this General Plan; however, this Plan, provides the vision and the broad parameters which should be the basis for the form and nature of any future planning efforts in this area.

The Coyote Valley is relatively isolated from the rest of San José, therefore, any future development will need to be in the form of an independent community with jobs, housing, commercial facilities, schools, parks and other residential service facilities, infrastructure, and public transit—in effect, a new town. As described in more detail later in this section, the vision for the Coyote Valley Urban Reserve includes the creation of a very urban, pedestrian- and transit-oriented mixed use community with a minimum of 25,000 housing units. The planning for such a new town should include, the North Coyote Valley Campus Industrial Area, as the key job center in the area, and the Coyote Valley Urban Reserve (Mid-Coyote Valley), as the primary new residential area. Future development of the Urban Reserve, therefore, should be considered only in conjunction with the North Coyote Valley. The planning for Coyote Valley should also include sound implementation measures for the permanent protection of the Coyote Greenbelt located in the southern portion of the Valley.

A thorough planning process is needed to address these issues and involve a wide variety of interested parties. For Coyote Valley, it is envisioned that the planning process would consist of the development of a detailed specific plan for the area, involving a community task force. The specific plan would guide development in North and Mid-Coyote Valley, and the preservation of South Coyote Valley as a permanent greenbelt. The elements of the specific plan would include the location and intensity of land uses, circulation system, infrastructure, services, and financing plan as well as design guidelines and other implementation measures. During the development of the specific plan, the City Council should be provided with regular status reports so they can be fully informed as to the progress of the plan and any implications for the rest of the City. As with the City's other specific plans, at the time of adoption, the major policy features of the specific plan would be incorporated into the General Plan in the form of the Coyote Valley Planned Community designation.

Prerequisite Conditions

The following conditions are prerequisite to the City Council's adoption of a specific plan, the Planned Community designation, and any residential zoning approvals for property in the North and Mid-Coyote Valley:

1. Five thousand (5,000) new jobs are added, as evidenced by the issuance of building permits sufficient to accommodate such growth, to the 2,000 existing jobs (1990) in the North Coyote Valley Campus Industrial Area as part of a continuing demonstrated interest in North Coyote Valley as a location for industrial development.
2. The City's fiscal condition is stable, predictable and adequate in the long term. This determination should be based on:
 - A five year economic forecast for the City which projects a balanced budget or budget surplus for each of the forecast years.
 - City services must be at least at the same level as they were in 1993, throughout the City. At least the following quantifiable services should be considered in this assessment: police response time, police personnel per capita, fire response time, fire personnel per capita, library books per capita, library floor space per capita, hours open at Main and branch libraries, and community center floor space per capita.
 - Reasonable certainty that the City's basic fiscal relationship with the state or other levels of government will not be significantly altered during the period of the five year economic forecast.

These prerequisite conditions should only be modified during a comprehensive update of the General Plan involving a community task force similar to the San José 2020 General Plan update process.

No urban residential development will be allowed in the North and Mid-Coyote Valley until the City Council has adopted the detailed specific plan.

Until such time as the Specific Area Plan is effective, allowed land uses in the Urban Reserve are those of the Agriculture land use designation west of Monterey Highway and those of the Rural

Residential and Private Recreation land use designations between Monterey Highway and the Coyote Creek Park Chain, provided that such Private Recreation uses are rural in character, are developed under Planned Development zoning and are compatible with both the Coyote Creek Park Chain and the image of the North Coyote Campus Industrial Area.

Preparation of the Specific Plan

The preparation of the specific plan should include the following analyses:

1. Short-term analyses regarding physical and environmental conditions, traffic capacity, infrastructure and service needs, financing requirements and other issues that could affect the conditions of development. Major new transportation facilities may be necessary to serve the area.
2. Fiscal analysis showing that new development will not result in the deterioration of urban services to the remainder of the City. This should include:
 - The costs of providing required services to the proposed new development.
 - An estimate of tax and other revenues likely to be generated by the proposed new development.
 - An assessment of the negative or positive impact of the proposed new development on the General Fund.
 - The identification of fiscal mitigation measures to offset any negative fiscal impacts created by the proposed new development.
3. An analysis of affordable housing opportunities which considers the needs of the Coyote Valley work force and the housing needs and programs identified in the General Plan and the Comprehensive Housing Affordability Strategy.

Vision

The overall development concept and character contained in the future specific plan for the North and Mid-Coyote Valley should be guided by the following vision:

- The creation of a very urban, pedestrian oriented and independent community characterized by high density housing, supportive businesses and services, and Campus Industrial land uses. A community with a minimum of 25,000 dwelling units is representative of this concept. Twenty percent of these units should be affordable.
- The extension of light rail transit into the Urban Reserve area and the use of this facility to orient and focus high density residential and mixed use development.
- The retention of sufficient campus industrial acreage to generate approximately 50,000 jobs within the specific plan area.

- An open space element which addresses the creation of a permanent and final boundary to further urban development (a "greenline") in the Coyote Valley.
- The creation of measures to ensure that new development will provide all capital improvements necessary to serve it and to ensure that the specific plan, and the development allowed by it, complies with all pertinent goals and policies of the General Plan particularly the Services and Facilities goals and policies. These measures may include a financing plan.
- A jobs and housing phasing program to pace the development of housing with job growth consistent with maintaining an internal jobs/housing balance in the Coyote Valley area.

PART II

Land Use Designations

Rural Residential: 0.2 Dwelling Units Per Acre

This is the least intensive category of residential use and is planned for some of the peripheral areas of San José. This land use category would be represented by single-family dwellings on lots averaging five acres in size. This form of development is non-urban. It is not expected that urban services would be extended to these areas within the time frame of this Plan, except for the emergency services which must be provided within all of the City's corporate limits. In the foothill areas where it is applied, this density is intended to help mitigate the geologic conditions which would be associated with a more urban development. This category differs from the Urban Hillside category in that it can apply to lands below the 15% slope line and to areas not planned for the eventual extension of urban services. To the extent allowable under County health regulations, certain agricultural uses are appropriate in areas designated as rural residential.

Campus Industrial

This designation provides for a somewhat more intensive development and broader range of uses than the Research and Development category but with a unique campus design concept which takes advantage of the site's natural features and incorporates substantial amounts of landscaped and natural open space. The uses allowed in this category are industrial research and development, administration, marketing, assembly and manufacturing. Warehousing is allowed only when strictly ancillary to the primary uses. The maximum building coverage of Campus Industrial development should be no more than 30%. A minimum of 25% of each site should be landscaped. The Campus Industrial designation is applied to lands in Evergreen and North Coyote Valley.

North Coyote Valley. Unlike Evergreen, the North Coyote Valley represents a totally new industrial area within a picturesque valley surrounded by hills to the north and east. In this location, the Campus Industrial designation is intended to support the development of large, single-user industrial sites within a high prestige industrial area. Campus industrial development should be of high quality, and sensitive to North Coyote Valley's environmental features such as the hills, views, existing trees, and agricultural history. Zoning for campus development should be done through a master Planned Development Zoning for all the contiguous land area within a single ownership. In most cases campus areas should be planned at sizes of at least twenty acres, however, such planning can occur for sites as small as ten acres. After the approval of a Planned Development Permit covering a campus of ten acres or larger, parcels as small as five acres could be created for financing purposes or disposition subsequent to construction. Regardless of individual campus size, the overall campus industrial environment should be seamless. Development should be planned irrespective of property lines to cluster buildings, minimize driveways, maximize pedestrian and bicycle linkages, orient to future transit, and create a uniquely cohesive industrial area with lush landscaping, distinct view corridors, and sensitivity to other natural amenities. All Planned Development Zonings and Permits need to be consistent with the North Coyote Valley Campus Industrial Master Development Plan. The Master Development Plan contains a level of specificity beyond the General Plan by delineating the vision for North Coyote, the infrastructure plan, and guidelines for public and private improvements. For purposes of sizing the required infrastructure for North Coyote Valley, the approximately 1440-acre area is assumed to accommodate 50,000 employees based on an employee density of 40 employees per acre. Because a

large portion of the North Coyote Valley may be required for a storm water detention facility, the remaining developable sites may have higher employee densities so long as the total employee yield does not exceed approximately 50,000 employees.

Public/Quasi-Public

This category is used to designate public land uses, including schools, colleges, corporation yards, homeless shelters, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, governmental offices and airports. Joint development projects which include public and private participation - such as an integrated convention center/hotel/restaurant complex –are allowed. This category is also used to designate lands used by some private entities, including public utilities and the facilities of any organization involved in the provision of public services such as gas, water, electricity, and telecommunications. In addition, such institutions as churches, private schools and private hospitals are also appropriate for this designation.

Development intensities expected under this designation should generally be no greater than a FAR of 1.5. The development intensities in this category can be expected to vary significantly from very low (e.g., airports, corporation yards) to very high (e.g., government offices). The average intensity across the whole category, however, is not expected to exceed a FAR of 1.5. Freestanding communication structures, however, are not allowed under this designation unless the site is adjacent to an arterial street, the structure is designed or located to significantly minimize its visibility, and the proposal is consistent with applicable General Plan Urban Design height limit policies for structures other than buildings. Only existing uses and ownerships and future uses for which substantial planning has been completed are designated Public/Quasi-Public. New Public/Quasi-Public uses may be established according to the Discretionary Alternate Use Policies. The Discretionary Alternate Use Policies Section also describes the process for determining an appropriate alternate use of properties designated for Public/Quasi-Public use.

Public Park and Open Space

This designation is applied to lands which are publicly owned, though in some instances public access may be restricted. These lands are devoted to open space use for the most part, although some development, such as restrooms, playgrounds, educational/visitor's centers, and parking areas, is an inherent part of many of the properties so designated. It is intended that this designation be applied only to lands owned by public agencies or programmed for acquisition, although facilities and activities developed and operated wholly or partially by concessionaires and other private entities are also considered appropriate under this designation. The most prevalent Public Park and Open Space uses are City and County parks. Other properties included in this designation are publicly owned open space lands and recreation facilities other than parks, including the South San Francisco Bay National Wildlife Refuge, the Santa Clara Valley Water District creeks and percolation ponds and the Airport Approach Zone recreation complex. Non-open space uses to which this designation is applied include such major facilities as the County Fairgrounds, PAL Stadium, and the Historical Museum, as well as golf course club houses and similar ancillary facilities, community centers and concession facilities. The locations of neighborhood and district parks are in most cases specifically defined on the Land Use/Transportation Diagram. There are cases where a park is needed, but where either no specific site has yet been identified or where the details of surrounding development have not been finalized. In these cases, the designation for the park will be indicated by the letter "P". This symbol represents a "floating" designation and is only intended to indicate a general area within

which a park site will be located. The specific size, location and configuration of such park sites will only be finalized through acquisition of a particular parcel. In addition, for park sites which are specifically identified on the Land Use/Transportation Diagram, no General Plan amendment shall be required to modify the general location, size or configuration of such park sites.

Private Recreation

These are uses of a higher intensity than the Private Open Space category and are generally, but not necessarily, of an open space character. The range of allowable uses is broader than for the Private Open Space category and includes those uses allowed under the Private Open Space category. Uses within the Urban Service Area may also include amusement parks, country clubs, golf courses, tennis clubs, driving ranges, recreational vehicle parks and private campgrounds. Ancillary commercial uses (bars and restaurants) are allowed in conjunction with private recreation uses. The intensity of any combination of buildings or structures developed under this category is expected to be limited. A FAR of 0.05 could be considered typical for lands designated as Private Recreation, and inside the Urban Service Area boundary of the City. Rural private recreation uses are those located outside the Urban Service Area. A private recreation use is considered rural if it is low intensity, is compatible with surrounding non-urban uses, requires minimal permanent changes to existing terrain and vegetation, and involves little paving and few structures. Examples include golf courses and driving ranges, corporate picnic or outdoor recreation facilities, riding stables and recreational vehicle campgrounds, with ancillary commercial uses limited to those which are integral to the primary use (such as a club house at a golf course or a pro shop at a golf driving range). For lands designated as Private Recreation located outside the Urban Service Area, it is not intended that there are any significant amount of structures. Rural private recreation uses approved only under Planned Development zoning to determine appropriate levels of development. Planning and design standards for rural recreation uses should ensure visual and environmental compatibility with adjoining and nearby non-urban uses.

Agriculture

A variety of agricultural uses are allowed in this category, including grazing, dairying, livestock raising, feedlots, orchards, row crops, nursery stock, flower growing, ancillary residential uses, ancillary commercial uses such as fruit stands and the processing of agricultural products. The intensity of any combination of buildings or structures developed under this category is expected to be limited. A FAR of 0.05 could be considered typical but in some cases agricultural use utilizing greenhouse structures may maintain a FAR of 0.8. The minimum parcel size in the area planned for Agriculture is twenty acres. This designation is applied in the southerly area of Coyote Valley and is intended to support the existing agricultural uses in that area. No uses or structures are allowed which would require urban services, such as sanitary sewerage or urban street improvements.

Coyote Greenbelt

This overlay designation depicts the area in the Coyote Valley proposed as a permanent, non-urban buffer between San José and Morgan Hill. Allowed land uses and development standards in this area should be consistent with the base land use designations (Agriculture) covered by the overlay.