

# CITY OF SAN JOSE

## San Jose 2020 General Plan

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Land Use Designations found in South Coyote Valley:

- Public Park and Open Space
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## 1. 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. This designation can also be applied to privately owned property that is potentially suitable for park development and for which there is a high likelihood that a funding source will be identified to allow the City to purchase the property. Prior to the purchase of a site designated Public Park and Open Space, the General Plan land use designation of the site is the land use designation of the adjacent property.

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.

## **2. 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.

## **3. 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.

#### **4. 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.

#### **5. 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.