



Hearing Date/Agenda Number:
P.C. 10/24/01
C.C. 11/20/01 Item: 2.1

File Number/
GP01-02-02

Council District and SNI Area:
2 - NA

Major Thoroughfares Map Number:
157, 158, & 172

Assessor's Parcel Number(s):
Various

Project Manager: Lesley Xavier

GENERAL PLAN REPORT

2001 Fall Annual Review

PROJECT DESCRIPTION: General Plan amendment to change the Land Use/Transportation Diagram designation of a 643-acre site located in two areas on both sides of Monterey Highway. Area A (43 acres) is located on the northwest corner of Monterey Highway and Ogier Avenue and Area B (600 acres) is located on the south side of Monterey Highway between Miramonte Avenue and Willow Springs Road on both sides of Santa Teresa Boulevard from Rural Residential (0.2 DU/AC) (Coyote Greenbelt) to Agriculture (Coyote Greenbelt).

LOCATION: Area A: Northwest corner Monterey Highway and Ogier Avenue. Area B: South side of Monterey Highway between Miramonte Avenue and Willow Springs Road on both sides of Santa Teresa Boulevard

ACREAGE: Area A: 43 acres
Area B: 600 acres

APPLICANT/OWNER:
Staff/Various

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION

Existing Designation: Rural Residential (0.2 DU/AC) (Coyote Greenbelt Overlay)

Proposed Designation: Agriculture (Coyote Greenbelt Overlay)

EXISTING ZONING DISTRICT(S): Mostly unincorporated; R-1-5 – Single-Family Residence District, R-1-8 – Single-Family Residence District, A – Agriculture, & HI – Heavy Industrial

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Area A: Public Park/Open Space (Coyote Greenbelt Overlay)	Area B: Agriculture (Coyote Greenbelt Overlay)
South: Area A: Agriculture (Coyote Greenbelt Overlay)	Area B: Non Urban Hillside (Coyote Greenbelt Overlay)
East: Area A: Agriculture (Coyote Greenbelt Overlay)	Area B: Agriculture (Coyote Greenbelt Overlay)
West: Area A: Coyote Valley Urban Reserve (Coyote Greenbelt Overlay)	Area B: Agriculture (Coyote Greenbelt Overlay)

ENVIRONMENTAL REVIEW STATUS:

San Jose 2020 Environmental Impact Report

PLANNING STAFF RECOMMENDATION:
Agriculture (Coyote Greenbelt Overlay)

Approved by:

Date:

Stanley Ketch
Nov. 6, 2001

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommend Agriculture; Coyote Greenbelt Overlay (7-0-0)

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

No comments were received.

GENERAL CORRESPONDENCE:

Several letters were received regarding this amendment. These letters are summarized in the Public Outreach section of this report and are included as an attachment.

ANALYSIS AND RECOMMENDATIONS:**BACKGROUND**

This is a staff initiated General Plan amendment to change the Land Use/Transportation Diagram designation of two areas totaling 643 acres within the Coyote Greenbelt Overlay from Rural Residential (0.2 DU/AC) to Agriculture. The site is located on both sides of Monterey Highway, with Area A located on the northeasterly corner of Monterey Highway and Ogier Avenue, and Area B located on the southeasterly side of Monterey Highway between Miramonte Avenue and Willow Springs Road, on both sides of Santa Teresa Boulevard.

The amendment site is located within the Coyote Valley Greenbelt Overlay boundaries. The Greenbelt was established in the General Plan in 1984 for the purpose of creating a permanent non-urban buffer between the City of San Jose and the City of Morgan Hill. Twenty-five parcels out of the seventy-five parcels designated as Rural Residential that make up the amendment area are under a Williamson Act Contract. The Williamson Act is a procedure authorized under State law to preserve agricultural lands as well as open space. Property owners under the Williamson Act contract receive a reduction in property taxes in return for agreeing to protect the land's open space or agricultural values.

ANALYSIS**Existing and Surrounding Land Uses**

The amendment site is located on both sides of Monterey Highway generally between Palm Avenue and Willow Springs Road. The site is also located within an unincorporated Santa Clara County pocket; however, some parcels located along Monterey Highway have been annexed into the City. The site currently consists of a mix of single-family residences and agricultural uses. Uses surrounding the site include agriculture and open space.

Land Use Compatibility/Policy Consistency

This amendment proposes to change the land use designation on the site from Rural Residential (0.2 DU/AC) to Agriculture. General Plan land use designations surrounding the site include Agriculture, Public Park/Open Space, and Non-Urban Hillside. The existing Rural Residential land use designation is represented by single-family dwellings on lots averaging five acres in size. The form of development under this designation is non-urban and it is not expected that

urban services would be extended to the area. The proposed Agriculture land use designation allows for a variety of agricultural uses such as grazing, row crops, and flower growing. It also allows for residential and commercial ancillary uses. The minimum parcel size for the Agriculture designation is 20 acres.

A majority of the amendment area is located within the unincorporated area of Santa Clara County. Under the County General Plan, amendment Area A has a land use designation of Agriculture – Large Scale and amendment Area B has a designation of Agriculture – Medium Scale. The Agriculture – Large Scale designation is characterized by minimum parcel sizes of no less than 40 acres and the Agriculture – Medium Scale is characterized by minimum parcel sizes of no less than 20 acres. Allowable uses under both designations include agriculture and ancillary uses, activities necessary to support local agriculture and other uses that are compatible with agriculture that enhance the long term viability of local agriculture and agriculture lands. According to the County Zoning Code, amendment Area A and B have an Exclusive Agriculture (A-20) zoning designation, which is intended to maintain agriculture uses on suitable land and has a minimum parcel size of 20 acres. Therefore, the proposed amendment to the San Jose General Plan would bring consistency between the City's and the County's General Plans.

Currently, there are approximately 31 single-family homes and 75 parcels located within the amendment site boundaries. The amendment site is located within the Coyote Greenbelt Overlay. The primary uses envisioned for this overlay designation include public parks and agriculture. Although the Rural Residential designation was originally identified as being an appropriate use for this overlay designation, it has resulted in an increase in the size and visibility of the homes built under the Rural Residential designation. The Rural Residential land use designation has a minimum lot size of five acres. Under the existing designation, any property owner with a parcel larger than this could potentially subdivide their large lot into many 5-acre lots.

The minimum twenty-acre lot size of the Agriculture designation would be a more suitable underlying land use designation for the Coyote Greenbelt Overlay. This designation would also provide consistency with the designations of the County's General Plan and Zoning Districts for the amendment site. The Agriculture land use designation still allows for one home to be placed on any legal lot. As development pressures increase in the Coyote Greenbelt, it is important for the City's General Plan to send a clear message about the appropriate land uses within the Greenbelt. New subdivisions are not consistent with a Greenbelt. Changing the Rural Residential designation to Agriculture would further clarify the intent of the Coyote Greenbelt to remain a non-urban buffer.

PUBLIC OUTREACH

The property owners within the amendment site boundaries and/or property owners within a 1000-foot radius of the amendment site were sent a newsletter regarding the three community meetings that were held on September 11, 17, and 20. They also received a hearing notice regarding the public hearings to be held on the subject amendment before the Planning Commission in October and City Council in November. In addition, the community can be kept informed about the status of amendments on the Department's web-site, which contains information on the General Plan process, each proposed amendment, staff reports, and hearing schedule. Planning staff also held a separate community meeting at the Coyote Grange Hall to provide additional forum for property owner input.

At the community meetings, residents and property owners expressed great concern about the amendment. They commented that:

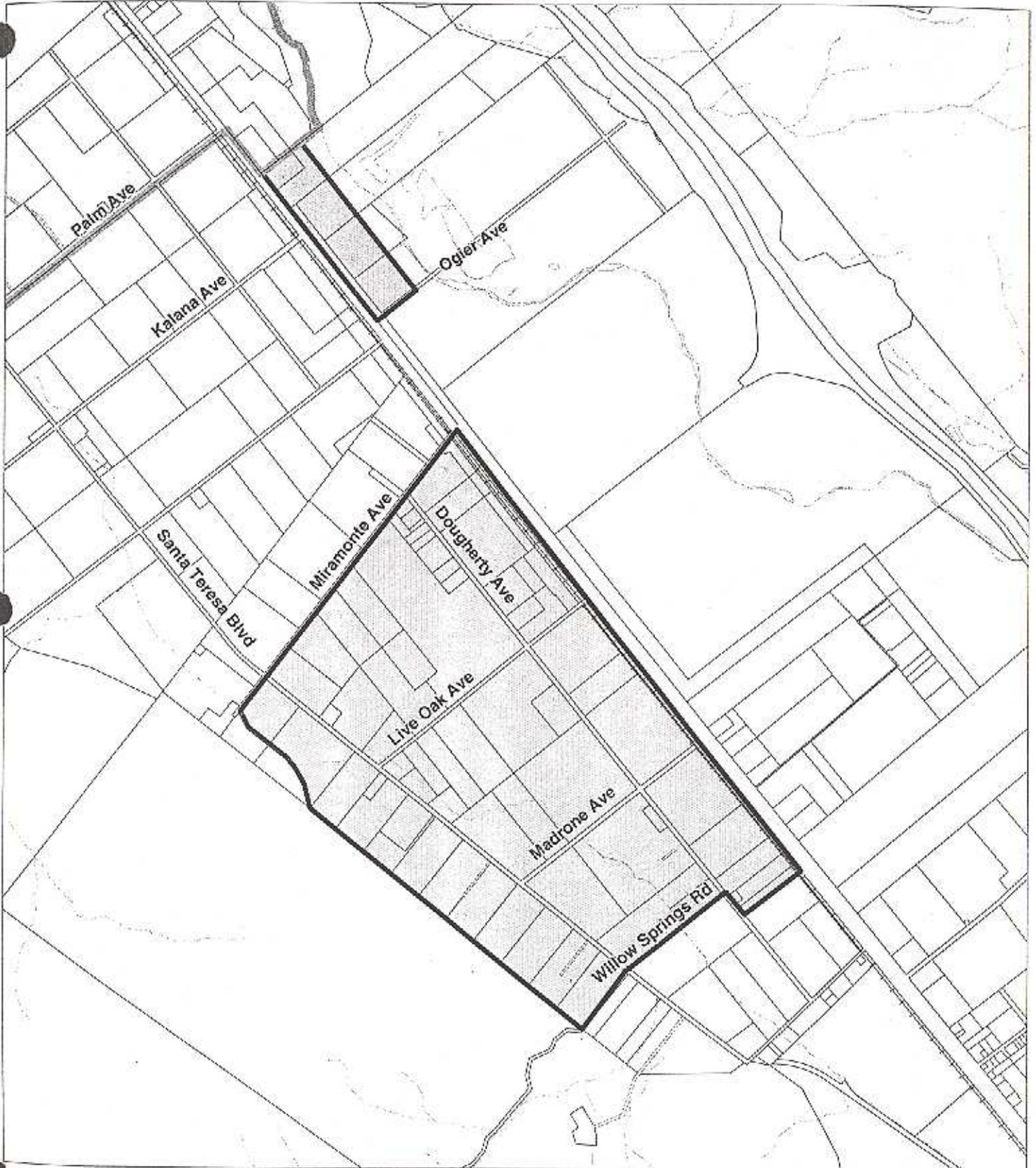
- The area is already predominantly residential in character.
- There would be a financial loss to the property owners due to the limited ability to develop their property.
- The land use change would reduce property values.
- There would be an inability to further subdivide property.
- The Rural Residential designation already creates a buffer zone between the Cities of San Jose and Morgan Hill.
- Farming is an incompatible use near residential property.
- Agriculture uses are not economically feasible.

In addition, many letters were received from concerned property owners expressing opposition to the amendment, reiterating the above concerns.

RECOMMENDATION

Planning Staff recommends Agriculture with Coyote Greenbelt Overlay.

Attachments



Scale: 1" = 1770'