

General Plan 4-Year Review Coyote Valley

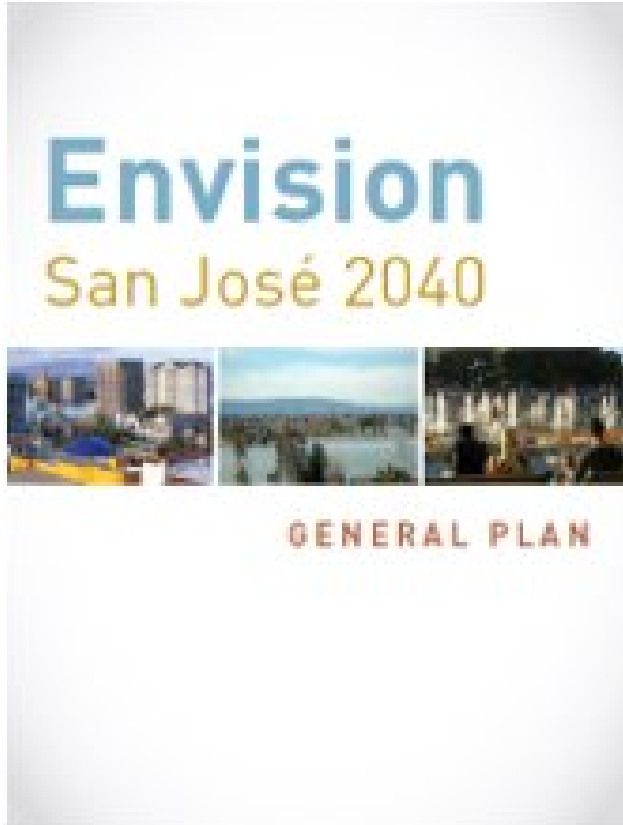
November 16, 2021

Presenters: Christopher Burton, Director, PBCE
Michael Brilliot, Deputy Director, PBCE



*Planning, Building and
Code Enforcement*

General Plan Four-Year Review



- The General Plan establishes a requirement for the review of the Plan every four years.
- Evaluate significant changes in the planning context and achievement of key General Plan goals.
- Requires a reconvening of the Envision San Jose Task Force.
- Provides an opportunity for community and stakeholder engagement.
- Provides an opportunity to recommend mid-course adjustments needed to achieve General Plan goals.
- Scope of work approved by Council on June 11, 2019.



General Plan Four-Year Review

ENVISION SAN JOSE 2040 TASK FORCE MEMBERS LIST

The composition of the Task Force represents a combination of experienced prior members and newer appointees who can contribute to the diversity of thought and perspective, and includes:

- Teresa Alvarado, SPUR (Co-Chair)
- David Pandori, Former District 3 Councilmember (Co-Chair)
- Dev Davis, District 6 Councilmember
- Sylvia Arenas, District 8 Councilmember
- Pam Foley, District 9 Councilmember
- Michelle Yesney, Planning Commission
- Mariel Caballero (previously Melanie Griswold), Planning Commission
- Linda LeZotte, Santa Clara Valley Water District
- Jessie O'Malley Solis, Valley Transportation Authority
- Luis Arguello, Local 270
- Jeffrey Buchanan (previously Asn Ndiaye), Working Partnerships USA
- David Bini, Santa Clara/San Benito Counties Building & Construction Trades Council
- Eddie Truong, Silicon Valley Organization
- Pat Sausedo, Building Industry Association
- Vince Rocha, Silicon Valley Leadership Group
- Nate LeBlanc, San Jose Downtown Association
- Karl Lee, Chinese American Real Estate Association
- Michael Van Every, Republic Urban Properties
- Erik Schoennauer, The Schoennauer Company
- Don Little, Trammell Crow Company
- Harvey Darnell, Neighborhood Organizations
- Juan Estrada, District 5 United Steering Committee
- Megan Fluke (previously Kiyomi Yamamoto from Greenbelt Alliance), Green Foothills
- Jason Su, Guadalupe River Park Conservancy
- Kevin Zwick, United Way Bay Area
- Leslye Corsiglia, SV@Home
- Shiloh Ballard, SV Bicycle Coalition
- Andre Luthard, Preservation Action Council SJ
- Jim Zito, Evergreen School District
- Sam Ho, San Jose Evergreen Community College District
- Robert (Bob) Levy, District 1 Representative
- Smita Patel, District 2 Representative
- Tamiko Rast, District 3 Representative
- Margie Matthews, District 4 Representative
- Jesus Flores, District 5 Representative
- Shawn Milligan, District 6 Representative
- Ray Bramson, District 7 Representative
- Bonnie Mace, District 8 Representative
- Susan Butler-Graham, District 9 Representative
- Roberta Moore, District 10 Representative

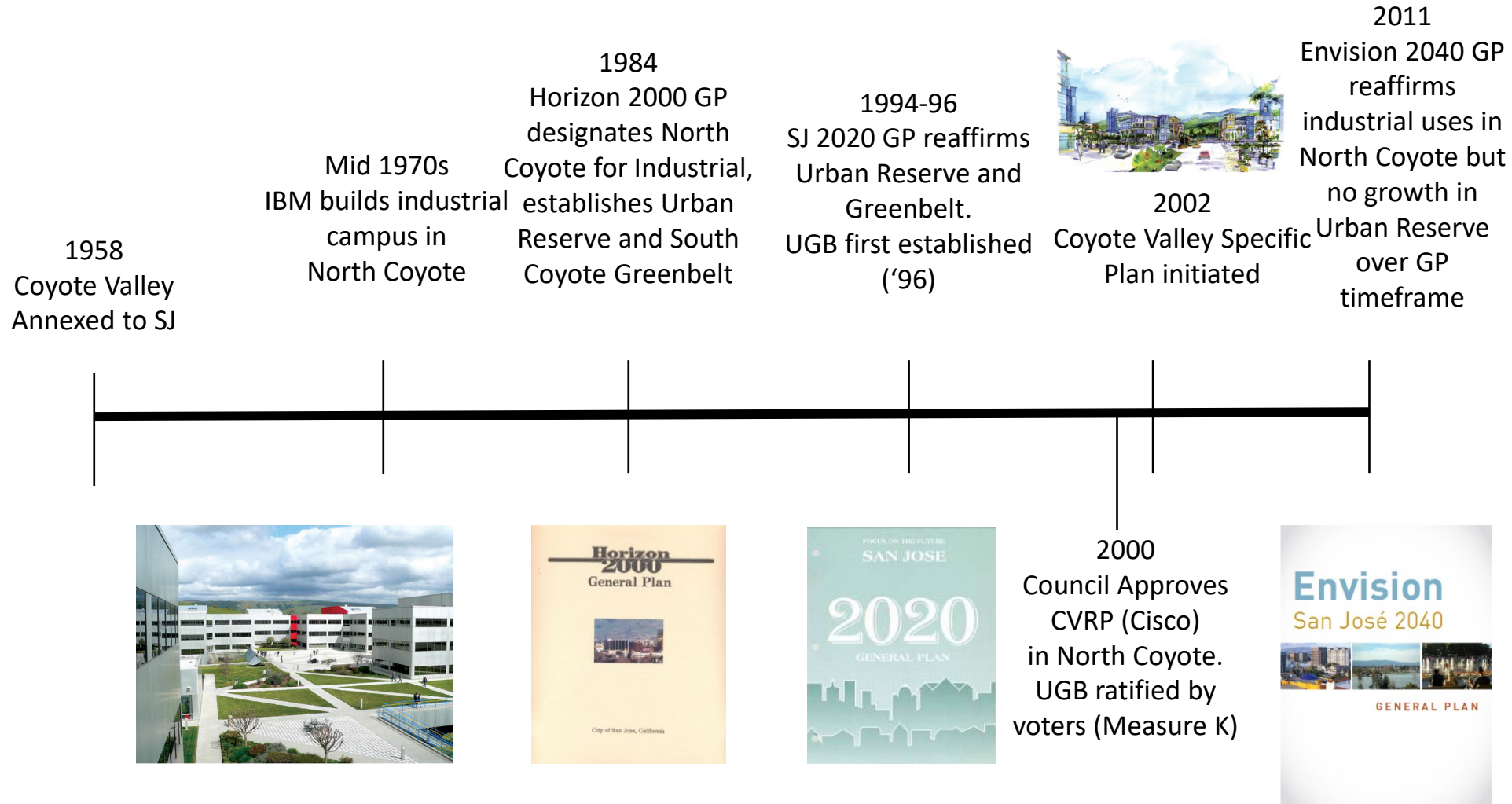


Scope for Coyote Valley

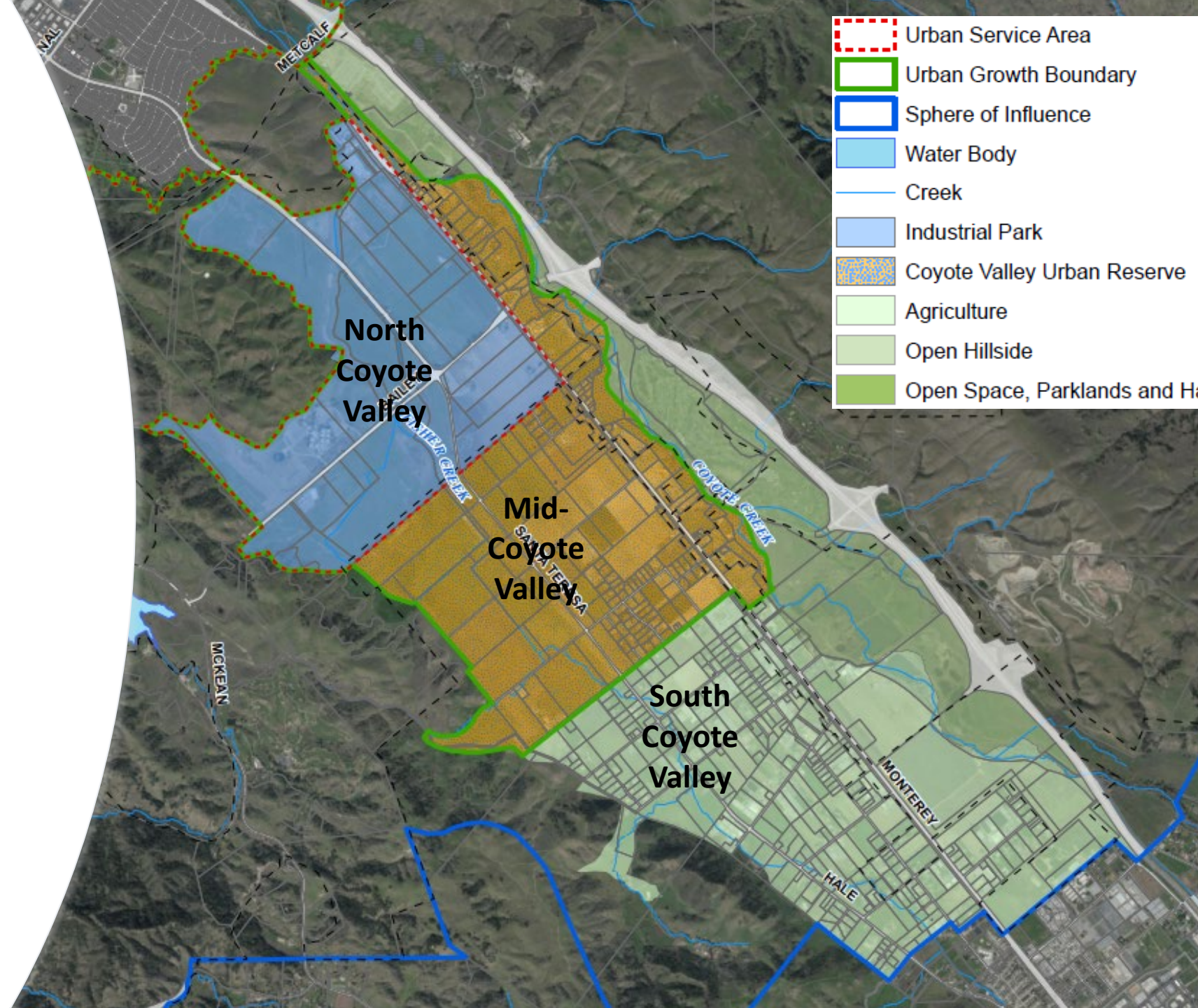
- *Analyze the potential redistribution of jobs capacity from North Coyote Valley to other General Plan growth areas, including analysis of fiscal and other effects upon the City that could occur with the loss of employment land in North Coyote Valley.*
- *Discuss the long-term future of North Coyote Valley and the Mid-Coyote Urban Reserve to achieve key city objectives including the preservation of open space and wildlife habitat, flood and groundwater protection, agriculture, climate change resilience, and passive recreation.*



History of Land Use Planning for Coyote Valley



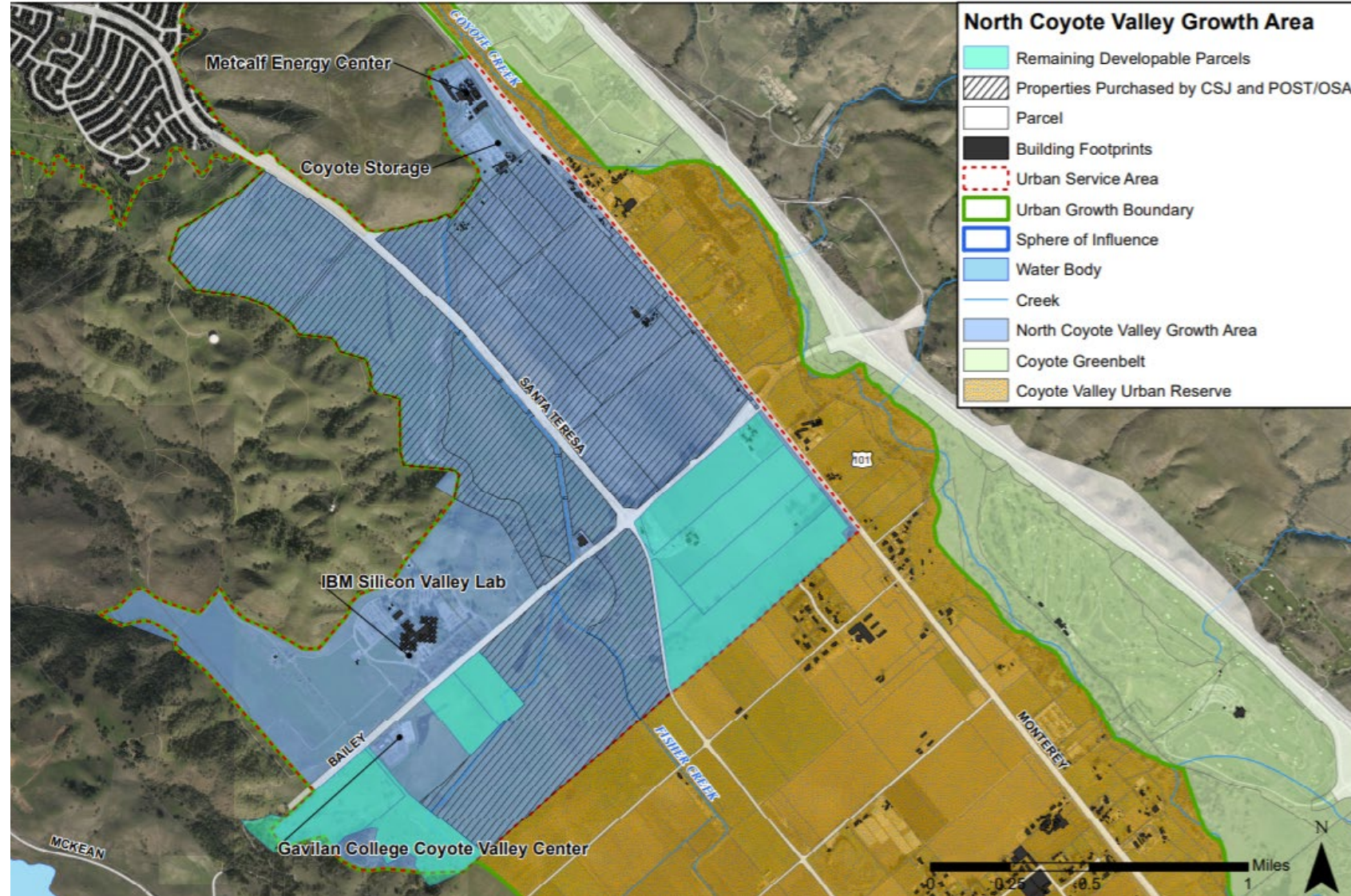
Existing Land Use Designations



Changes in Policy Context

Measure T

- In November 2018 over 70% of voters approved Measure T
- In November 2019 City Council approved \$96M purchase with POST and OSA of 937-acres in North Coyote Valley
- Approximately 314 acres of developable land with an Industrial Park General Plan designation remain



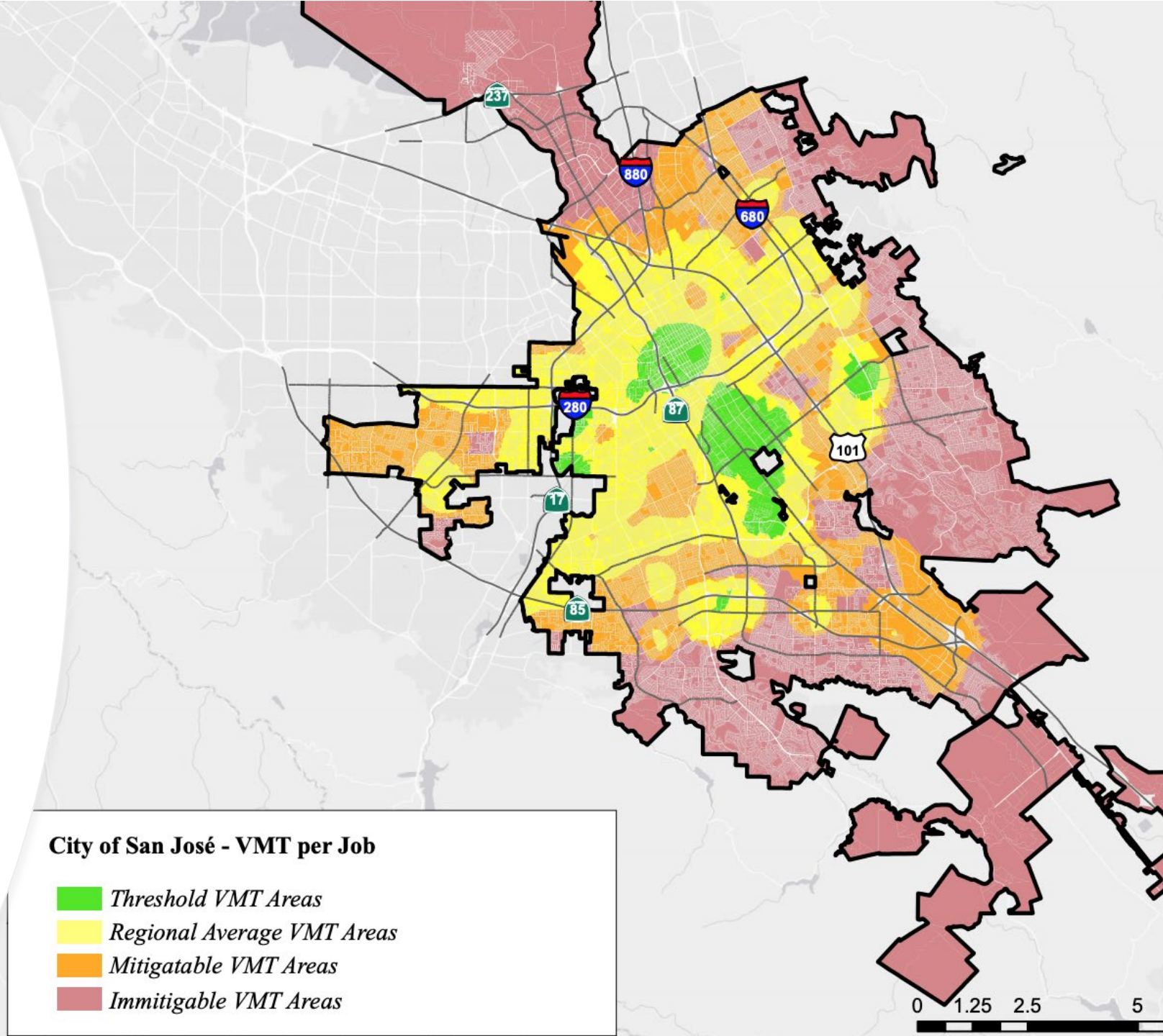
Policy Context

Climate Smart San José

- Approved in February 2018
- Establishes strategies for reducing carbon emissions
- Strategy 3.1 - Create local, transit-accessible jobs

Council Policy 5-1 (Vehicle Miles Traveled)

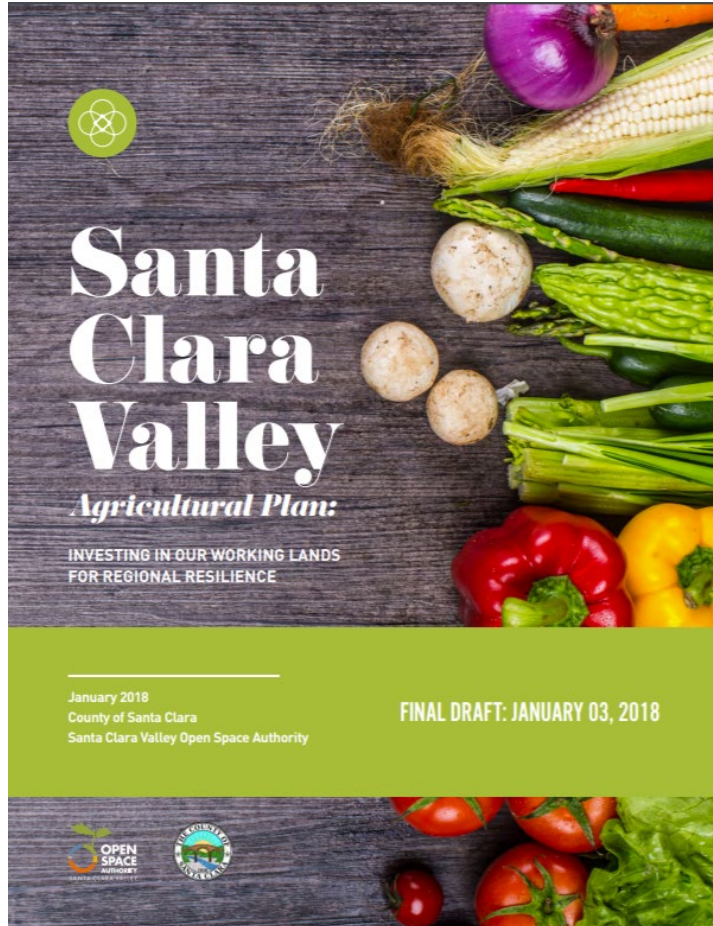
- Approved in February 2018
- Established VMT as primary metric for evaluating transportation impacts under CEQA



Planning Context

Santa Clara Valley Agriculture Plan

- Adopted by County Board of Supervisors in January 2018
- Purpose is to protect agricultural lands as a long-term resource and minimize the impacts of climate change
- Identifies an Agricultural Resource Area (ARA) and proposes agricultural land preservation policies and programs to support long-term agriculture and the agricultural industry within the ARA
- The ARA includes Mid-Coyote Valley (Urban Reserve) and the South Coyote Valley Greenbelt.



Planning Context

- **Plan Bay Area 2040:** Adopted in 2017 – most of Coyote Valley is within identified Priority Conservation Areas
- **AB 948:** Signed into law in 2019 - designated 17,400 acres in Coyote Valley, including North, Mid- and South, as a resource of state-wide significance
- **Executive Order N-82-20:** Issued October 2020 – establishes a goal for conserving 30% of California's natural and working lands



Natural Resource



Agriculture Resources

- Most of Coyote Valley designated as having Class 1 soils and as Farmland of Statewide Importance
- Major crops today include hay, Asian vegetables, mushrooms, and walnuts
- Challenges include rural ranchettes, land held for speculation, large number of small lots, labor challenges, and incompatible uses
- General Plan includes goals and policies to protect agricultural land



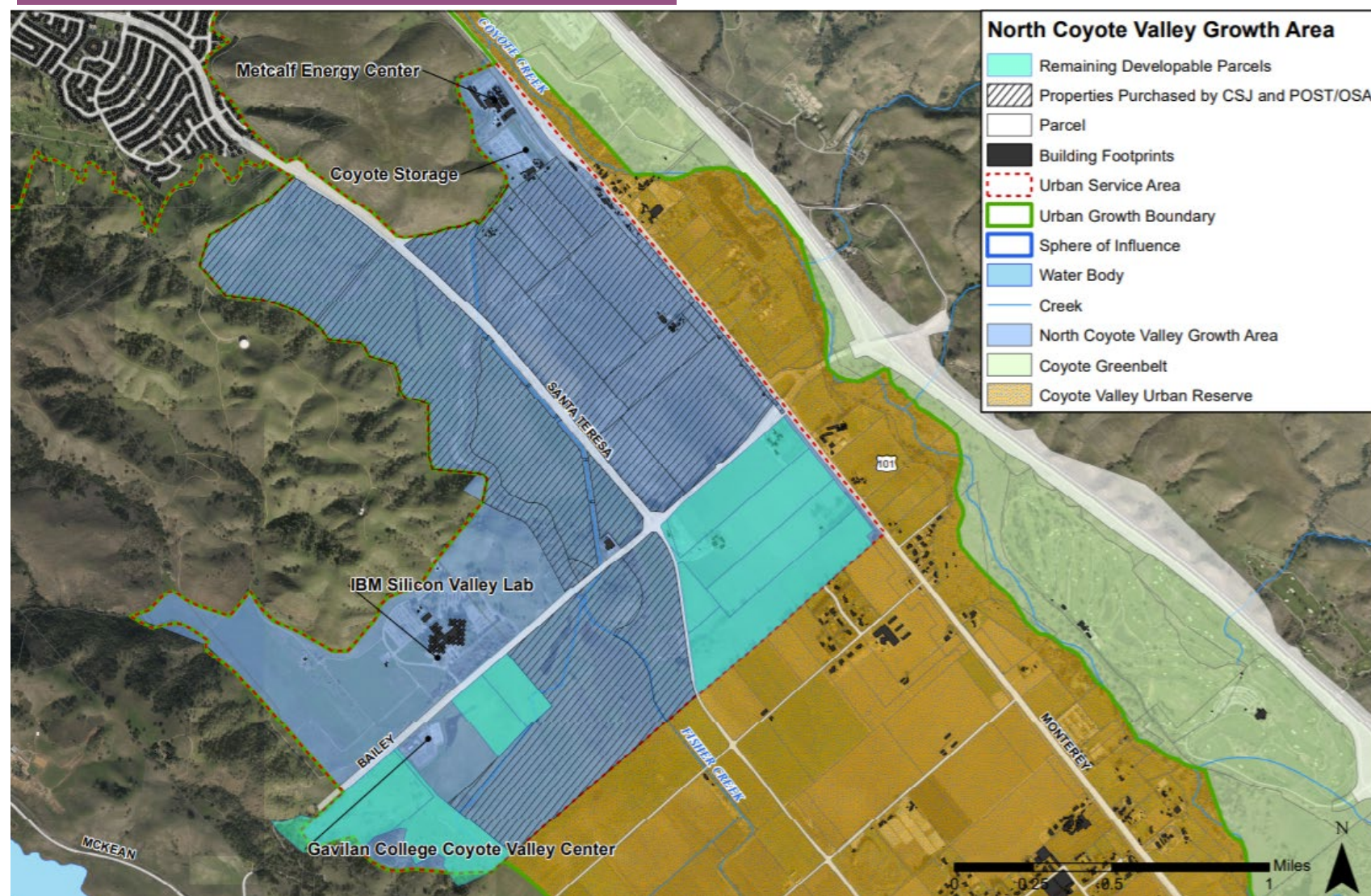
Jobs in North Coyote Valley

- General Plan's vision was for campus industrial uses
- Current demand is primarily for warehouse and distribution uses
- These uses focus on last mile delivery logistics
- North Coyote Valley is not first choice of location



Economic Development Opportunities

- North Coyote Valley was planned for 35,000 jobs
- 314-acres of land remain for new development



Estimated Fiscal Impacts

- Up to approximately **5,500 jobs** anticipated on remaining developable lands in North Coyote Valley
- Limited overall economic and fiscal implications for San José
- Critical to preserve remaining industrial employment lands within urban fabric of city



Staff and Task Force Recommendation

Long-Term Villson for Coyote Valley

Coyote Valley is a unique asset to San José and should be preserved as a resource that furthers the City's goals of environmental sustainability, enhancing open space, supporting agriculture in the non-urban areas of the City, and protecting critical linkages for wildlife movement.

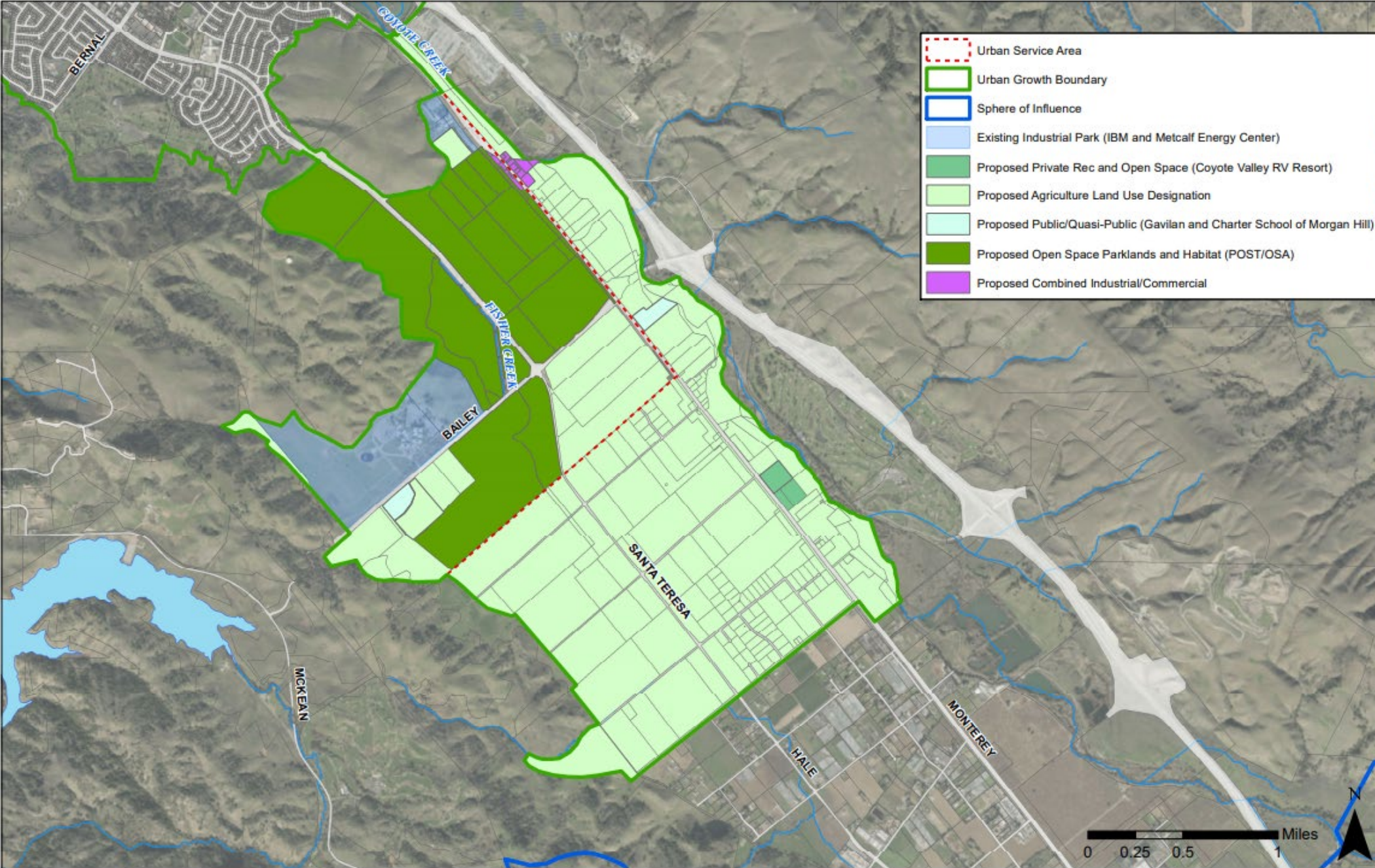


Staff and Task Force Recommendation

- 1) Remove North Coyote Valley as an Employment Lands Growth Area
- 2) Change land use designations of properties in North Coyote for properties purchased by the City and POST/OSA from Industrial Park to Open Space, Parklands and Habitat.
- 3) Change remaining properties in North Coyote Valley from Industrial Park to Agriculture, with the following exceptions:
 - Change Gavilan College Coyote Valley Center to Public/Quasi-Public
 - Retain IBM and Metcalf Energy Center as Industrial Park
- 4) Rezone properties as needed to align their Zoning with the appropriate General Plan land use designations.



Proposed General Plan Land Use Designations



Staff and Task Force Recommendation

5. Remove the Mid-Coyote Valley Urban Reserve designation.
6. Redesignate properties to either Agriculture, Private Recreation, Public/Quasi-Public, or Combined Industrial/Commercial.
7. Rezone properties within the City's jurisdictional boundary to align with existing or proposed General Plan land use designations.
8. Apply new General Plan Coyote Valley Agriculture Overlay that increases the minimum lot size from 20-acres to 40-acres on certain properties with an existing or proposed Agriculture land use designation that are:
 - a) Within North, Mid- and South Coyote Valley and are inside the City's jurisdictional boundary; and
 - b) Within Mid- and South Coyote Valley that are outside of the City's jurisdictional boundary and are zoned Exclusive Agriculture under the County's Zoning Ordinance, which sets a minimum lot size of 40-acres (A-40ac).
9. Within the portion of Mid-Coyote that is east of Monterey Highway and currently designated Urban Reserve, continue to allow private recreation uses that are rural in character and are compatible with the Coyote Creek Park Chain.



Recommendation

Add the following Action Items to the General Plan:

10. Move the Urban Service Area boundary north as soon as possible consistent with the proposed land use changes in North Coyote Valley. Properties proposed to retain an urban land use designation (i.e., Industrial Park and Public/Quasi-Public) should stay within the Urban Service Area.
11. Explore creating an overlay that would restrict office buildings as an allowable use in certain Industrial Park (IP) and/or Combined Industrial Commercial (CIC) designated areas, or redesignate some areas from IP and/or CIC to Light Industrial to preserve and support existing industrial businesses.
12. Explore creating an industrial overlay allowing for new office construction only if the office building includes some manufacturing or logistics space.



Staff and Task Force Recommendation

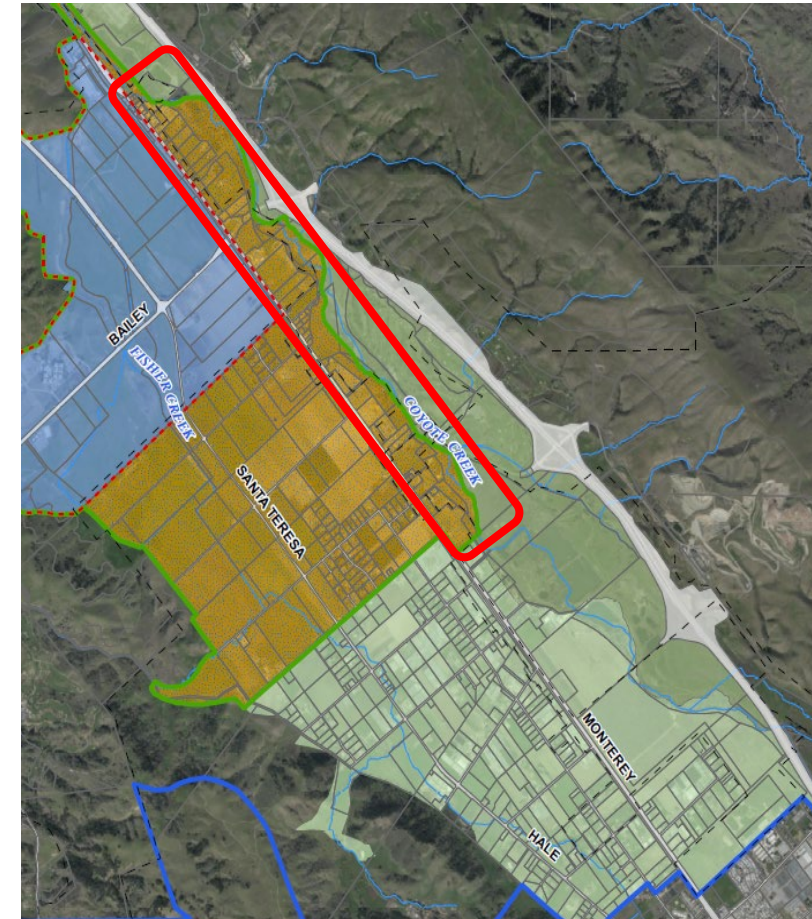
13. Explore establishment of a climate resilience credits program to support further conservation actions in Coyote Valley and facilitate development in urbanized areas of San José (this recommendation is applicable to North, Mid-, and South Coyote Valley).
14. Study and make revisions to the General Plan and Zoning Ordinance to allow compatible commercial agriculture supportive uses in Coyote Valley.
15. Explore establishing a Farmland Security Zone in Coyote.



Staff Recommendation

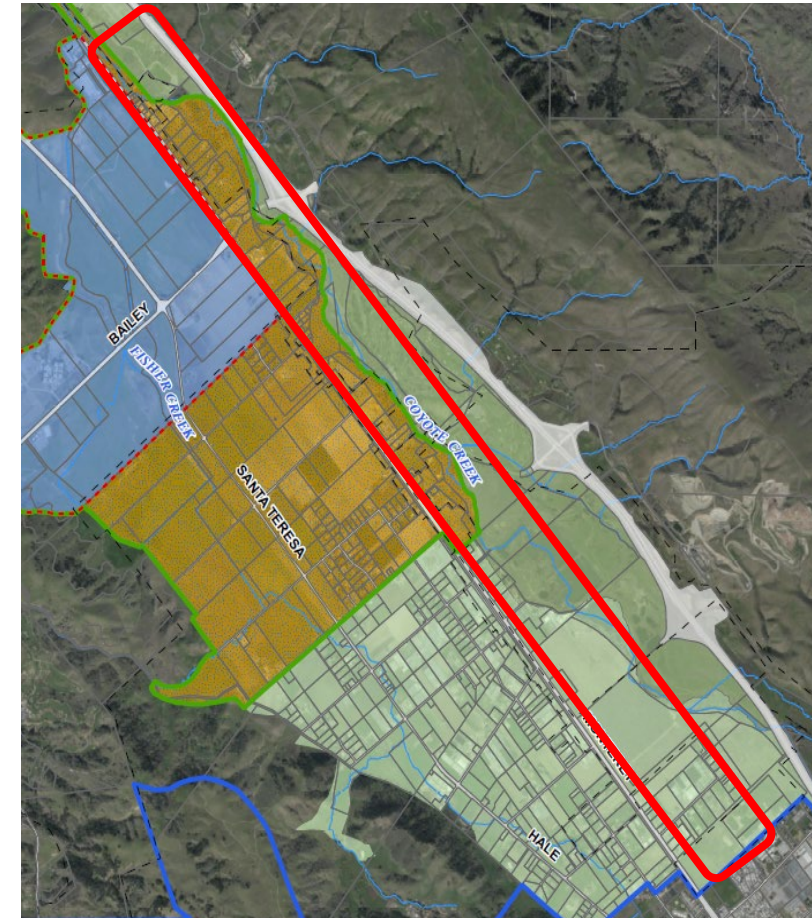
Monterey Highway Corridor – Two Additional Recommendations

- 1) Area East of Monterey Highway within in current Urban Reserve
 - Designate Agriculture but retain current allowances for Private Recreation uses
 - Uses would need to be rural in character and compatible with the Coyote Creek Park Chain.
 - Rezone properties within the City's Jurisdiction to Planned Development (PD) Zoning.
 - Zoning defines private recreations uses allowed, consistent with General Plan.



Staff Recommendation

- 2) Area East of Monterey Highway in North, Mid-, and South Coyote
- Conduct a study along Monterey Road Corridor
 - Include multiple stakeholders including property owners
 - Analyze existing conditions
 - Evaluate non-residential uses that would be appropriate
 - Study would inform proposed General Plan and Zoning Code Amendments



Staff Recommendation

- Opportunity to promote nature and agricultural based tourism
- Uses to explore could include:
 - Commercial/retail businesses associated with agricultural and recreation
 - Restaurants
 - Tasting rooms
 - Lodging type uses
 - Event spaces
 - Other private recreation uses



Planning Commission's Recommendation

Recommend that City Council deny staff's recommendations for Coyote Valley

- Primary concern was with the loss of value on property owners land
- Some Commissioners thought City should provide compensation
- Other comments included:
 - Desire to retain employment lands in North Coyote
 - Skepticism that Agriculture was still viable
 - Questions about access to and the cost of water for Agriculture



Staff and Task Force Recommendation

Staff recommends that the Planning Commission recommend that the City Council take all of the following actions:

1. Adopt a resolution adopting the Addendum to the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San Jose General Plan Final Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto in conformance with CEQA; and
2. Adopt a resolution approving the General Plan Land Use/Transportation Diagram Amendment (GP21-012) for properties within North, Mid- and South Coyote Valley and the General Plan Text Amendment (GPT21-002) associated with the Envision San José 2040 General Plan Four-Year Review.
3. Approve an ordinance of the City of San José amending Title 20 (Zoning Ordinance) of the San José Municipal Code to amend Table 20-40 to incorporate the Coyote Valley Agriculture General Plan Overlay.
4. Approve an ordinance rezoning specified parcels located within North, Mid- and South Coyote Valley from Zoning Districts that include Agriculture, R-1-1 Single Family Residence, R-1-5 Single Family Residence, Planned Development, Mobilehome Park, and Heavy Industrial to Zoning Districts that include Open Space, Agriculture, Combined Industrial/Commercial, Industrial Park, and Public/Quasi Public Zoning district.
5. Approve an ordinance rezoning specified parcels located with North, Mid- and South Coyote Valley from an Agriculture Zoning District to a PD Planned Development Zoning District where all Agricultural uses shall conform to those uses identified in the A Agriculture Zoning District set forth in the current Title 20 of the San Jose Municipal Code, and certain Private Recreation and Open Space uses.



General Plan 4-Year Review Coyote Valley

November 16, 2021



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