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**CITY COUNCIL STUDY SESSION ON  
THE EVERGREEN-EAST HILLS  
VISION STRATEGY**

**SAN JOSÉ, CALIFORNIA**

**OCTOBER 20, 2006**

The Council of the City of San José convened in study session at 9:06 a.m. in the Council Chambers, City Hall.

Present: Council Members - Campos, Chavez, Chirco, Cortese, Nguyen, LeZotte; Pyle, Reed, Williams, Yeager.

Absent: Council Members - Gonzales. (Excused)

Staff: Interim City Manager Les White, Assistant City Attorney Bill Hughes, Acting Director of Planning, Building and Code Enforcement Joe Horwedel, Planning, Building and Code Enforcement, Deputy Director of Planning, Building, and Code Enforcement Laurel Prevetti, Deputy Director of Transportation Hans Larsen, Deputy Director of Parks, Recreation and Neighborhood Services Julie Mark, Deputy City Manager Ed Shikada, Assistant City Clerk Nancy Alford, Legislative Secretary Susan Davis.

Documents filed: (1) Memorandum from Acting Director of Planning, Building and Code Enforcement Horwedel, dated October 13, 2006, transmitting the agenda and providing background information on the Evergreen-East Hills Vision Strategy study session. (2) Planning, Building and Code Enforcement powerpoint presentation dated October 20, 2006, highlighting the Evergreen-East Hills Vision Strategy. (3) Valley Transportation Agency (VTA), Comprehensive Operation Analysis, dated October 2006. (4) Correspondence from Joan Gallo of Hopkins & Carley, dated October 13, 2006, expressing opposition to the proposed placement of a grocery store on the Evergreen Valley Community College District property.

### **Opening Remarks**

Vice Mayor Chavez stated that this study session had been scheduled so that Council would have the opportunity to ask questions and receive feedback prior to this issue coming before the Council for vote. Council Member Cortese provided a brief background on the process leading up to this point. Council Member Campos provided additional comments.

## **Overview on the Evergreen-East Hills Vision Strategy**

Deputy Director of Planning, Building, and Code Enforcement Laurel Prevetti outlined the History of the Evergreen-East Hills Vision Strategy Area and introduced the City Staff who have participated in the development of the strategy. Deputy Director Larsen presented an overview of key background issues involving traffic policy in the Evergreen area acknowledging that based largely in part to its location in the City and its physical barriers, that managing traffic has always been a challenge in the Evergreen area.

Council questions and comments followed.

## **Balancing the Equation between Traffic, Amount of Housing, Phasing of Transportation Improvements and Amenities**

Deputy Director Prevetti presented an overview entitled “Balancing the Equation between Traffic, Amount of Housing, Phasing of Transportation Improvements and Amenities”.

## **Other Potential Opportunities and Challenges of EEHVS**

Deputy Director of Transportation Hans Larsen summarized the opportunities and challenges relative to transportation, including future operations and costs.

Vice Mayor Chavez left the meeting at 10:55 a.m. and Council Member Campos assumed the Chair.

Deputy Director of Parks, Recreation and Neighborhood Services Julie Mark presented an overview of the potential opportunities and challenges of the Evergreen-East Hills Vision Strategy including new parklands, potential joint use with schools, new community centers and trails.

Deputy City Manager Ed Shikada outlined the possible options for funding operations and maintenance including use of the General Fund, potential Community Facilities Districts, and voluntary fixed developer contribution.

Council questions and comments followed.

## **Public Comments**

Robert Tedrow expressed encouragement towards the plan, although it is detrimental to his property and asked Council not to forget the small property owners in the discussions.

Mike Alvarado stated he is encouraged to hear the Council discussion and idea of repairing Interstate 101.

## **Public Comments (Cont'd.)**

Alan Covington stated that long term policies and critical risk for landowners and developers should be considered.

Jim Zito suggested that the task force include a community representative while developer conversations are ongoing with City Staff and suggests Council take five seats on the VTA Board.

Ed Abelite, representing Canyon Creek Plaza, urged Council not to allow a grocery store nearby as it will over saturate the market.

Kelly Erardi, Shapell Industries, concurred with Mr. Abelite's stance.

Steve Dunn of Legacy Partners (Developer) stated they have created a great situation for the City, developers and the community.

Charles W. Davidson, DAL Properties, encouraged Council not to forget small parcels as they are very compatible with larger parcels.

Carlos DaSilva, representing West Evergreen SNI, stated 100% support of the community plan but added that traffic is a problem.

Jose G. Aranda, Co-Chair of West Evergreen SNI, stated his support of the developer's proposals.

Sylvia Alvarez stated that what happens in Evergreen will affect all of San José.

## **Next Steps**

Deputy Director Prevetti stated the next steps will be to take this strategy to the Planning Commission for a Public Hearing on November 8, 2006, to City Council on December 6, 2006 and the zoning application will come forward in 2007.

The Council of the City of San José adjourned the Study Session at 11:45 a.m.

Minutes Recorded, Prepared and Respectfully Submitted by,

Lee Price, MMC  
City Clerk

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**Access the video, the agenda and related reports for this meeting by visiting the City's website at [www.sanjoseca.gov/clerk/MeetingArchive.asp](http://www.sanjoseca.gov/clerk/MeetingArchive.asp)**