CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: **COYOTE VALLEY SPECIFIC PLAN PROGRESS REPORT #10: FORM-BASED ZONING**

DATE: August 17, 2006

Approved

Date 8/17/06

COUNCIL DISTRICT: #2
SNI AREA: None

RECOMMENDATION

It is recommended that the City Council accept the 10th Progress Report of the Coyote Valley Specific Plan (CVSP) regarding the development of a Form-Based Zoning Code for Coyote Valley.

OUTCOME

The study session provides the Council an opportunity to discuss the concept and approach to Form-Based Zoning for the Coyote Valley Specific Plan (see Exhibit 1 for Study Session agenda). The Council's input on this subject is important to the overall Coyote Valley Specific Plan effort. The Council is not expected to take any action at the Study Session.

BACKGROUND

In August 2002, the Council voted unanimously to initiate a specific plan for Coyote Valley. At that time, the Council appointed a 20-member Task Force, and specified 16 vision and expected outcomes statements to guide the preparation of the Plan (see Exhibit 2). The Council has held several Study Sessions throughout the development of the Specific Plan. The August Study Session focuses on the zoning approach for the specific plan area.

ANALYSIS

In addition to being a policy document, the Coyote Valley Specific Plan effort includes the preparation of a zoning code to implement the specific plan. The Study Session focuses on a type of zoning approach called "Form-Based" as a way of regulating development to achieve specific urban design and form in Coyote Valley. In general, Form-Based Zoning controls the

physical forms of buildings and their distances from the sidewalk, streets, and parks to ensure the creation of attractive and usable public areas (known as the "public realm"). The CVSP Form-Based Zoning will address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Land use regulations, performance requirements, and design standards would be presented in both diagrams and words.

The Study Session involves a discussion of the comparison of Form-Based Zoning to conventional zoning with regard to the segregation of land-use types, permissible property uses, and the control of development intensity through numerical parameters (e.g., Floor Area Ratio, dwellings per acre, height limits, setbacks, parking ratios, etc.).

The Form-Based Zoning would be drafted to implement the quality and objectives of the Coyote Valley Specific Plan, and is expected to accomplish the City Council's 16 vision and expected outcomes for Coyote Valley.

POLICY ALTERNATIVES

Not applicable. No decisions are being made at the Study Session.

PUBLIC OUTREACH/INTEREST

☐ **Criteria 1**: Requires Council action on the use of public funds equal to $1 million or greater. **(Required: Website Posting)**

☐ **Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**

☐ **Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

The Coyote Valley Specific Plan effort involves extensive community outreach, as well as discussions with many other governmental agencies. To date, the Task Force has met 46 times. There have also been several well-attended community workshops, Technical Advisory Committee meetings consisting of staff from public and non-governmental agencies, as well as numerous Focus Group and other stakeholder meetings. This process exceeds the City Council Policy 6-30: Public Outreach for Pending Land Use and Development Proposals.

The Coyote Valley Task Force is scheduled to begin discussing the Form-Based Zoning at their public meeting on Monday, August 14, 2006 at 5:30 p.m. (City Hall, 200 E. Santa Clara Street,

Rooms W118-120). This initial discussion will focus on an overview of the concept and approach to Form-Based Zoning. Future meetings would discuss the specific application of Form-Based Zoning to the CVSP.

The City Council Study Session on Friday, August 25, 2006 is another opportunity for public input. Information about these meetings and other background on the Coyote Valley Specific Plan can be found at www.sanjoseca.gov/coyotevalley.

COORDINATION

The preparation of this memorandum has been coordinated with the City Attorney's Office. The Specific Plan effort involves almost all City Departments and many outside local, state, and federal agencies, including the Santa Clara Valley Water District, Valley Transportation Agency, and the United States Army Corps of Engineers, many of who have been participating actively in the planning process.

FISCAL/POLICY ALIGNMENT

Pursuant to City Council's direction in 2003 regarding external funding sources for new long range planning activities, the Coyote Valley Specific Plan effort is funded by a group of property owners represented by the Coyote Housing Group (CHG), LLC.

COST SUMMARY/IMPLICATIONS

The cost of preparing the Coyote Valley Specific Plan, EIR, and other regulatory documents is funded by the CHG. There are no cost implications of the Study Session.

CEQA

Exempt, PP03-06-211

for Laurel Prevetti
JOSEPH HORWEDEL, ACTING DIRECTOR
Planning, Building and Code Enforcement

For questions please contact Laurel Prevetti, Deputy Director, at 408-535-7901

Exhibits
1. Study Session Agenda
2. Coyote Valley Specific Plan Vision and Expected Outcomes

\\Pbce005\coyotevalley_specificplan\CVSP Correspondence & Council\Council_Memos\2006.08.25_ Memo for CVSP Study Session_10th Progress Report.doc

EXHIBIT 1

CITY COUNCIL STUDY SESSION

on the

COYOTE VALLEY SPECIFIC PLAN
INTRODUCTION TO FORM-BASED ZONING

City Hall Council Chambers
Friday, August 25, 2006
9:00 a.m. – Noon

AGENDA

1.	**Opening Remarks**	**5 minutes**
2.	**Introduction**	**10 minutes**
3.	**Overview of Concept and Approach to Form-Based Zoning for Coyote Valley**	**90 minutes**
4.	**Next Steps**	**10 minutes**
5.	**Public Comments**	
6.	**Adjourn**	

EXHIBIT 2

City of San Jose

Coyote Valley Specific Plan

COUNCIL'S VISION AND EXPECTED OUTCOMES

1. The plan will include Central and North Coyote for land planning and will include South Coyote in the infrastructure financing mechanism only. South Coyote (Greenbelt) is included only to determine financing and other mechanisms to secure this as a permanent Greenbelt.

2. The line (Greenline) between Central and South shall not be moved.

3. The line between North and Central could be erased to allow for mixed-use throughout as long as 25,000 housing units in Central and 50,000 jobs in North remain as a base. Then, jobs can be added in Central Coyote and housing in North Coyote to achieve mixed-use or develop a property owner agreement to "trade" jobs and housing counts to achieve mixed-use goal.

4. The overall development character of North and Central Coyote Valley should be very urban, pedestrian and transit-oriented community with a mixture of housing densities, supportive businesses and services and campus industrial uses.

5. The Specific Plan should plan for the extension of light rail and heavy rail into Central Coyote and use these facilities to orient development.

6. We shall maximize efficient land usage; i.e., the 25,000 units and 50,000 jobs are both minimums. In North and Central Coyote combined, the total development potential is at least 50,000 jobs and at least 25,000 housing units. Through the Specific Plan process we shall determine the distribution of that potential across north and south, including mixed-use concepts.

7. It will be important to distinguish that the 50,000 jobs referenced are primarily industrial/office jobs, not the additional retail support or public/quasi-public jobs (e.g., City workers) that must also be accommodated in the Plan area for a vibrant, mixed-used, urban community.

8. Identify locations for public facilities (libraries, parks, schools, etc.) in the land use plan as well as include these facilities in the financing plan.

9. North and Mid-Coyote should contain a rich system of parks, trails, and recreation areas.

10. The identification of financing measures for the needed capital improvements to support the planned levels of development.

11. The plan must be financially feasible for private development.

12. The plan must develop trigger mechanisms to ensure that increments of housing may not move forward until the appropriate number of jobs are constructed in a parallel timeline to maintain a jobs/housing balance in Coyote Valley.

13. The Task Force should review the potential to utilize "sub-regions" of the valley that will incorporate jobs and housing that can move forward when the subregion has ability to finance the appropriate infrastructure. Residential projects will be issued building permits in parallel with the development of jobs when either the projects are purely mixed-use in their construction or the jobs and housing are constructed simultaneously.

14. The plan should seek mechanisms to facilitate the permanent acquisition of fee title or conservation easements in South Coyote.

15. The plan should allow for the current General Plan budget triggers to be changed to triggers based upon the Valley or its sub-regions jobs and housing revenues covering the General Fund cost of services.

16. 20% of all units shall be "deed-restricted," below-market-rate units."