COUNCIL AGENDA: 12/12/06
ITEM: 3.1(e)

CITY COUNCIL STUDY SESSION ON THE COYOTE VALLEY SPECIFIC PLAN MARCH 3, 2006

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

Absent: Council Members - Campos, Cortese; Gonzales.

Staff: Interim City Manager Les White, City Attorney Richard Doyle, Acting Planning, Building and Code Enforcement Director Joe Horwedel, Planning, Building and Code Enforcement Deputy Director Laurel Prevetti, Assistant City Clerk Nancy Alford, Legislative Secretary Susan Davis.

Documents filed: (1) Memorandum from Acting Director Horwedel, dated February 27, 2006, transmitting the Coyote Valley Specific Plan Progress Report #5: South Coyote Valley Greenbelt Strategy, and including Attachments 1-3: Study Session Agenda, Coyote Valley Specific Plan Vision and Expected Outcomes and draft Conceptual Greenbelt Strategy; (2) Hard copy of staff presentation with an Overview of the Coyote Valley Specific Plan and Coyote Valley Greenbelt Strategy, dated March 3, 2006; (3) Correspondence from Melissa Hippard, Sierra Club, dated March 1, 2006, requesting that greater attention be focused on the greenbelt strategy in relation to agricultural mitigation and recreational opportunities; and (4) Handout from public speaker Dave MacLeroy (Friends of the Coyote Valley Greenbelt) providing their comments on Conceptual Greenbelt Strategy.

1. Opening remarks

Vice Mayor Chavez called the meeting to order at 9:10 a.m. Council Members Williams and Pyle provided opening remarks.

2. Introduction

Deputy Director Prevetti presented a slide presentation overview of the Coyote Valley Specific Plan and progress since its inception in August 2002 noting that direction has been given to make this area an urban and transit friendly community while being financially feasible. Ms. Prevetti also noted that this morning's session will be looking at ways to facilitate fee title and conservation easements

There were no questions from Council.

3. Draft Elements of Proposed South Coyote Valley Greenbelt Strategy

Deputy Director Prevetti presented the draft elements of the proposed South Coyote Valley Greenbelt Strategy addressing the challenges of creating a non-urban buffer between San Jose and Morgan Hill.

Council questions and comments followed.

5. Public Comments

Peter Segal (representing Santa Clara County League of Women Voters) stated San José must provide leadership and financial assistance to farmers to promote agriculture in the greenbelt areas.

Michael Melon urged Council to think broadly and develop fringe agriculture in the Coyote Valley to supply local grocery stores and farmers' markets.

David MacLeroy (Friends of Coyote Valley Greenbelt) suggested that the City and County form an agency similar to the Open Space Authority to implement the greenbelt as a sustainable livable community and address funding needs.

Eric Carruthers (retired County planner) states that Coyote Valley is the last chance for urban agriculture and we must move forward for it to become a reality.

Michelle Beasley favors the Sierra Club's ecosystem approach for a greenbelt strategy.

Virginia Holtz stated that agricultural mitigation is a critical component of the greenbelt strategy being successful.

Reggie Knox, Coordinator for California Farmlink, offered their service to connect farmers with available lands and funding resources.

Melissa Hippard (Sierra Club) stated interest in CalTrain transit oriented development and a more integrative approach to development to protect the riparian corridor.

Brian Schmidt (Committee for Green Foothills) opposes development of the Coyote Valley but feels it important to develop the details on the institutional management needed for conservation easements.

Kerry Williams (Coyote Housing Group) feels a CalTrain station is very important to this plan to help realize a transit oriented development and should be supported by regional as well as citywide funding.

Eric Fillipo stated he owns greenbelt acreage and is concerned about denser growth.

Deputy Director Prevetti produced an earlier slide in response to questions from Council Member Chirco regarding the density and noise issues.

4. Next Steps

Deputy Director Prevetti stated the next steps to be taken will be additional study sessions scheduled for April, May, and June, to address traffic and traffic approaches, financial triggers and phasing, the specific plan document, and proposed zoning code. Ms. Prevetti added that the environmental impact report should be available for public review in September and additional task force meetings, including citywide community meetings, as requested by Council, will be held.

6. Adjourn

The Council of the City of San José adjourned the Study Session at 10:48 a.m.

RON GONZALES, MAYOR

ATTEST:

LEE PRICE, MMC, CITY CLERK

Access the video, the agenda and related reports for this meeting by visiting the City's website at www.sanjoseca.gov/clerk/MeetingArchive.asp