



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: November 30, 2007

COUNCIL DISTRICT: 2
SNI AREA: Not Applicable

SUBJECT: GP07-T-04. STAFF INITIATED GENERAL PLAN TEXT AMENDMENT TO REVISE THE DEFINITION OF THE COYOTE GREENBELT OVERLAY DESIGNATION TO ALIGN WITH THE SAN JOSE 2020 GENERAL PLAN LAND USE/ TRANSPORTATION DIAGRAM TO INCLUDE THE FOLLOWING ADDITIONAL EXISTING BASE LAND USE DESIGNATIONS: PUBLIC PARK AND OPEN SPACE, PUBLIC/QUASI-PUBLIC AND PRIVATE RECREATION. NEW LAND USES SHOULD ONLY INCLUDE AGRICULTURE, PUBLIC PARK AND OPEN SPACE, AND PRIVATE RECREATION. ANCILLARY USES TO PUBLIC PARK AND OPEN SPACE ARE ALSO APPROPRIATE.

RECOMMENDATION

The Planning Commission voted 6-0-1 (Platten absent) to recommend approval of the subject General Plan text amendment request.

OUTCOME

If approved, the proposed General Plan text amendment would amend the definition of the Coyote Greenbelt Overlay in the *San José 2020 General Plan* text to align with the existing San Jose General Plan 2020 Land Use/Transportation Diagram to include the following existing base land use designations: Public Park and Open Space, Public/Quasi-Public and Private Recreation. Text would also be added to the Coyote Greenbelt Overlay definition indicating that new land uses should only include Agriculture, Public Park and Open Space, and Private Recreation, and that ancillary uses to Public Park and Open Space are also appropriate.

BACKGROUND

On November 28, 2007, the Planning Commission held a public hearing to consider the proposed General Plan text amendment. The proposal was on the consent calendar portion of the agenda, but was pulled for discussion and public testimony.

ANALYSIS

Staff commented on a letter of opposition to the text amendment addressed to the Planning Commission that staff received the afternoon of November 28, 2007, from Peggy O'Laughlin, of Matteoni O'Laughlin & Hechtman Lawyers, representing Marchese Farms (see Attachment No. 1). The Marcheses own several parcels in the Coyote Greenbelt. Marchese Farms is concerned about the timing of the text amendment, and Ms. O'Laughlin suggested that it should be part of the Coyote Valley Specific Plan (CVSP) process. The Marcheses are also concerned that the approval of the proposed text amendment would encourage development in the Coyote Greenbelt, which, Ms. O'Laughlin stated, is suggested in a letter to the Planning Commission and City Council from the Parks and Recreation Commission (see Attachment No. 2). Staff spoke with Ms. O'Laughlin and clarified that the text amendment is a revision to the General Plan text to align it with the existing General Plan Land Use/Transportation Diagram. The text amendment will not encourage development in the Coyote Greenbelt, and there is no land use change associated with the subject text amendment. Staff originally intended to include the text amendment with a larger group of General Plan text amendments for the CVSP, but due to the delay in timing of the CVSP, this text amendment was pursued separately. The text amendment is not related to the CVSP Greenbelt Strategy. Ms. O'Laughlin indicated that she understood the issues discussed by staff, but her client, Marchese Farms, is still opposed to the proposed text amendment.

Joe Crosby, a Greenbelt property owner, indicated that he does not want the Coyote Greenbelt to be designated Agriculture or any other similar designation. He does not think recreation is an appropriate use in the Greenbelt. He stated that the proposed change in land uses is meaningless, since the City does not have jurisdiction over most of the Greenbelt. The City also has no plans to annex the Greenbelt.

Consuelo Crosby, also a Greenbelt property owner, indicated that agriculture and recreation are not good uses for the Greenbelt. She stated that she has been attending the CVSP meetings, but has not been updated on the status of the Greenbelt.

Commissioner Kamkar asked Ms. Crosby what she would suggest be done in the Greenbelt. Ms. Crosby responded that it is hard for a project in the Greenbelt to be approved. She stated that she has property in the Greenbelt for sale, but there is no interest since there are no plans for the Greenbelt.

Commissioner Kamkar asked if there is any policy for Greenbelt owners to be compensated for their land. Chairman Kalra stated that the issue is not related to the proposed text amendment, and is not the subject for discussion at this public hearing.

Commissioner Jensen asked why the text amendment will not specify rural private recreation as a base land use designation, since it is less intensive than Private Recreation. Staff explained that the text amendment will limit new base land uses to Agriculture, Public Park and Open Space, and Private Recreation. Rural private recreation is a category within the Private Recreation land use designation that is characterized by uses that are low intensity and that are located outside of the City's Urban Service Area. Because the Coyote Greenbelt is located outside of the City's Urban Service Area, all the Private Recreation uses in the Greenbelt should be rural private recreation uses. Staff stated that specific uses on land designated Private Recreation in the Greenbelt are determined

by the Zoning District in which a parcel is located, and that all of the Private Recreation designated land is in unincorporated areas of Santa Clara County so the County determines the zoning district and permitted uses for these parcels.

Commissioner Jensen asked if the proposed text amendment is related to any land use changes. Staff responded that it is not related to any specific land use change proposal, and that any proposed land use change in the Coyote Greenbelt will require a separate General Plan amendment.

Commissioner Kamkar asked if this text amendment would impact Greenbelt property owners. Staff responded that there is no foreseeable impact to Greenbelt property owners.

Commissioner Jensen stated that it would be more appropriate to include this text change as part of the General Plan Update process. She stated that the text definition of the Coyote Greenbelt in the 2020 General Plan has remained unchanged for several years; there is no need to rush changes now. Commissioner Jensen made a motion to deny the proposed text amendment. The motion failed by a vote of 1-5-1 (Jensen in support and Platten absent).

Senior Deputy City Attorney Gurza clarified that the 2020 General Plan text and the Land Use/Transportation Diagram should be internally consistent and should acknowledge all of the existing base land use designations in the Greenbelt.

Chairman Kalra indicated that he supported the text amendment.

Commissioner Zito made a motion to approve the proposed text amendment and to clarify that Private Recreation uses should be rural private recreation uses. The motion was approved by a vote 6-0-1 (Platten absent).

EVALUATION AND FOLLOW-UP

Approval of the proposed General Plan text amendment will align the San Jose 2020 General Plan text definition of the Coyote Greenbelt Overlay with the existing San Jose General Plan 2020 Land Use/Transportation Diagram. Public Park and Open Space, Public/Quasi-Public, and Private Recreation are existing base land use designations in the Coyote Greenbelt and should be specified in the San Jose 2020 General Plan under the definition of the Coyote Greenbelt overlay in addition to Agriculture (which is already specified). There will be no land use changes as part of this text amendment. Any proposed land use changes will require separate General Plan amendments.

The Coyote Greenbelt is located outside of the City's Urban Service Area (USA). Since land uses outside of the USA should generally be rural and low intensity, the text amendment will restrict new base land uses in the Coyote Greenbelt to Agriculture, Public Park and Open Space and Private Recreation only. Private Recreation uses that will be allowed in the Coyote Greenbelt will be rural, low intensity, and compatible with surrounding non-urban uses. No new Public/Quasi-Public land uses will be permitted, since many uses allowed under this land use designation require additional public services and urban amenities not allowed outside the USA.

POLICY ALTERNATIVES

Alternative 1: Denial of the proposed General Plan text amendment.

Pros: None.

Cons: Denial would maintain a lack of clarity between the General Plan text and the General Plan Land Use/Transportation Diagram.

Reason for not recommending: This alternative is not recommended because it does not facilitate internal consistency between the General Plan text and the General Plan Land Use/Transportation Diagram.

PUBLIC OUTREACH/INTEREST

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

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30: Public Outreach Policy. Notice of the Fall 2007 hearings on the General Plan was published in the San José Post-Record. A notice of the public hearing was mailed to property owners in the Coyote Greenbelt. The Department of Planning, Building and Code Enforcement web site also contains information regarding the General Plan process, amendments, staff reports, and hearing schedules. This web site is available with the most current information regarding the status of the General Plan amendments. Staff has also been available to respond to questions from the public.

This text amendment was presented at the Parks and Recreation Commission on Wednesday, November 7, 2007. The Parks and Recreation Commission asked if the text amendment would have any negative impacts to the Greenbelt. Staff responded that there were no foreseeable negative impacts to the Greenbelt.

The Parks and Recreation Commission also questioned whether the Coyote Valley Urban Reserve would be extended. Staff responded that the subject amendment would not extend the Coyote Valley Urban Reserve and that any such extension would require a separate General Plan amendment. The Parks and Recreation Commission provided a letter to the Planning Commission and the City Council, dated November 7, 2007, in support of the text amendment (attached), encouraging the City to recognize existing base land uses in the Coyote Greenbelt.

COORDINATION

This project was coordinated with the Department of Parks, Recreation and Neighborhood Services and the City Attorney.

FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan goals and policies as further discussed in the staff report.

COST SUMMARY/IMPLICATIONS

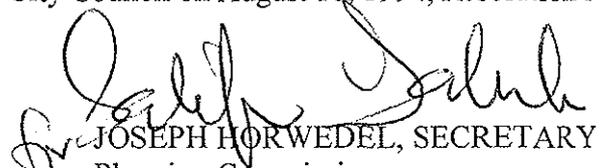
Not applicable.

BUDGET REFERENCE

Not applicable.

CEQA

The proposed text amendment is covered by Reuse of the San Jose 2020 General Plan Final Environmental Impact Report, certified by the City Council on August 16, 1994, Resolution No. 65459.


JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Susan Walsh, Department of Planning, Building and Code Enforcement at 535-7910.

Attachments

November 28, 2007

Norman E. Matteoni
Peggy M. O'Laughlin
Bradley M. Matteoni
Barton G. Hechtman
Gerry Houlihan

City of San Jose Planning Commission
200 East Santa Clara Street
San Jose, CA 95113

**Re: Opposition to GP07-T-04 -- To Revise the Definition of the
Coyote Greenbelt Overlay Designation**

Dear Planning Commissioners:

This law firm represents the Marchese Farms who owns 230 acres of land within the area identified by the City of San Jose as the Coyote Valley Greenbelt. Marchese Farms opposes the General Plan Text Amendment GP07-T-04 to revise the text description of the Coyote Greenbelt Overlay designation to include the land use designations of Public Park and Open Space, Public/Quasi-Public and Private Recreation, and to new text which states: "New land use designations should only include Agriculture, Public Park, and Open Space and Private Recreation. Ancillary uses to Public Park and Open Space are also appropriate."

Marchese Farms questions both the need and the timing of this text amendment. According to staff, this General Plan Text Amendment is needed to align the Coyote Greenbelt designation with the San Jose General Plan 2020 Land Use/Transportation Diagram. But, no reason is given in the staff report why this General Plan Text Amendment is being sought now and why under such short notice to the property owners during the busy holiday season (Marchese Farms received notice of this hearing only a week ago, the day before Thanksgiving).

This Amendment should be presented and evaluated as part of the Coyote Valley Specific Plan (CVSP) project. The CVSP project is specifically defined to include a proposed strategy to implement the South Coyote Greenbelt. Work on the Specific Plan is still underway. In the Planning Director's October update to the Council on the Draft EIR, he estimated that the public release of the revised Draft EIR was about a year away, November 2008. The City should not piecemeal General Plan Text



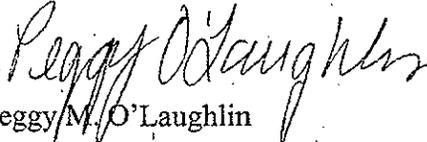
848 The Alameda
San Jose, CA 95126
ph. 408.293.4300
fax. 408.293.4004
www.matteoni.com

Amendments for only portions of the CVSP project area. General Plan Text Amendments for properties within the CVSP area should be evaluated and considered by the City, the property owners, and the public as part of the whole CVSP project.

Marchese Farms also questions the staff's interpretation that this General Plan Text Amendment is simply a "cleanup" to the General Plan to acknowledge and legalize existing land use designations in the Greenbelt. Based on our review of the Text Amendment and the supporting staff report, adding these additional uses of public park and open space, public/quasi-public and private recreation appears to be related to expanding development in the area. Our concern was validated on reading the letter of the Chair of the Park and Recreation Commission (November 7, 2007) to the Planning Commission in support of the GP07-T-04. The letter states that the "General Plan Text Amendment to recognize existing uses now occurring within the Coyote Valley Greenbelt *and would allow the expansion of such uses within the Greenbelt.*" The letter goes on to say that this General Plan Text Amendment "It would also *foster the development of other recreational facilities within the Greenprint [sic] like the proposed Monterey Soccer Park.*" The letter of support from the Parks and Recreation Commission implies that the intent of this General Plan Text Amendment is to foster and expand private recreational uses, which uses are not currently listed under the Coyote Greenbelt Overlay designation. Marchese Farms is already of record with the City of San Jose in opposing the proposed Monterey Soccer Park, given its incompatibility with Marchese's adjacent farming operation and active orchards. (Marchese Farms letter to City Planning, 4/24/2007.)

We respectfully request that the Planning Commission recommend against GP07-T-04 and instead recommend that the amendment be deferred for consideration as part of the Coyote Valley Specific Plan process. We appreciate your thoughtful consideration of this opposition.

Yours truly,


Peggy M. O'Laughlin

PMO/jm

cc: Chris J. Marchese, The Marchese Farms
Stefanie Hom, Project Manager

November 7, 2007

City of San José Planning Commission
200 East Santa Clara Street
San José, California 95113

Subject: Fall 2007 – General Plan Amendments

Dear Planning Commissioners:

The Parks and Recreation Commission (hereinafter "Commission") reviewed the proposed Fall 2007 General Plan Amendments dealing with future residential projects and a text amendment associated with the Coyote Valley Greenbelt at the Commission's regular business meeting on November 7, 2007. This letter transmits the Commission's comments regarding the following General Plan Amendments to be considered by the Planning Commission and the City Council.

1) **GP06-03-02:** General Plan Amendment request to change the San José 2020 Land Use/Transportation Diagram designation from General Commercial to Transit Corridor Residential (20+ DU/AC) on 2.56 acres, located on the northeast side of South First Street, approximately 165 feet northwesterly of East Alma Avenue in Council District 3.

The nearest park site to the amendment site is Bellevue Park, across Monterey Highway on Bellevue Avenue. Staff's Recommendation is for the developer to dedicate parkland to either expand the Alma Center or to begin the assemblage of the proposed Martha Garden Park on Third Street.

Commission's Recommendation: *The Commission supports Planning staff to deny this amendment request do to lack of responsiveness by the applicant. If the amendment request is approved, the City can request land dedication under the Parkland Dedication Ordinance (PDO) and/or the Park Impact Ordinance (PIO) The size of the amendment site at 2.56 acres limits the amount of land the City could request for on-site parkland dedication, therefore the Commission supports the request for an off-site acquisition to either expand the Alma Center or to begin the assemblage of the proposed Martha Garden Park on Third Street.*

2a) **GP07-03-02:** General Plan Amendment request to modify the San José 2020 Land Use/Transportation Diagram designation from High Density Residential (25-50 DU/AC) to Mixed Use #1 to allow up to 172 housing units on 3.24 acres located on the west side of North 10th Street between Vestal Street and East Mission Street in Council District 3. The proposed

amendment would add 10 additional units to the amendment site. The southeast end of the amendment site is proposed for a park facility per the Jackson Taylor Specific Plan.

2b) **GPT07-03-02:** General Plan Text Amendment to allow increased density on the amendment site by 10 units and to revise the text in the Jackson Taylor Specific Plan to allow the increase in density.

The nearest park to the proposed amendment site is Bernal Park, approximately two blocks away on East Hedding Street.

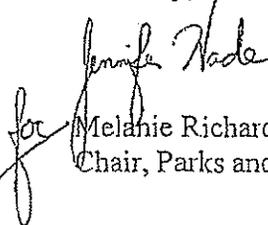
Commission's Recommendation: The Commission supports the development of a neighborhood park at the southeast end of the proposed amendment site as called for in the Jackson Taylor Specific Plan. The Commission also understands and supports the idea of expanding the proposed park site to the south in lieu of building a second park on the northwest corner of Taylor and 10 th Streets. The parcel south of the amendment site may also convert to housing as envisioned in the Jackson Taylor Specific Plan. The Commission agrees with PRNS staff that one usable park is better than two mini-park sites

3) **GP-07-T-04:** General Plan Text Amendment to recognize existing uses now occurring within the Coyote Valley Greenbelt and would allow the expansion of such uses within the Greenbelt. The current General Plan Text only recognizes agriculture uses within the Coyote Valley Greenbelt. The current Greenbelt includes other uses as the PG&E substation, the County's Coyote Creek Park, and the privately operated Coyote Golf Course.

Commission's Recommendation: The Parks and Recreation Commission encourages the City to support this text amendment to recognize existing uses now occurring in the Coyote Valley Greenbelt. It would also foster the development of other recreational facilities within the Greenprint like the proposed Monterrey Soccer Park

The Parks and Recreation Commission will be glad to answer any questions the Planning Commission may have regarding these recommendations.

Sincerely,


for
Melanie Richardson

Chair, Parks and Recreation Commission

cc: PRNS
PBCE



Department of Planning, Building and Code Enforcement
200 E. Santa Clara Street
San José, California 95113-1905

GENERAL PLAN REPORT

2007 Fall Hearing

Hearing Date/Agenda Number:
P.C. 11/28/07 Item: 5.a.
C.C. 12/18/07 Item:

File Number:
GP07-T-04

Council District and SNI Area:
District 2 / None

Major Thoroughfares Map Number:
144, 157, 158, and 171

Assessor's Parcel Number(s):
Various

Project Manager:
Stefanie Hom

TEXT REFERENCE:

Description

Amend Chapter V. Land Use/Transportation Diagram, Coyote Greenbelt, page 246

PROJECT DESCRIPTION:

Amend the *San José 2020 General Plan* text to revise the definition of the Coyote Greenbelt overlay designation to align with the San José 2020 General Plan Land Use/Transportation Diagram to include the following additional existing base land use designations: Public Park and Open Space, Public/Quasi-Public and Private Recreation. New land uses should only include Agriculture, Public Park and Open Space, and Private Recreation. Ancillary uses to Public Park and Open Space are also appropriate.

LOCATION:

Coyote Greenbelt

ACREAGE: 3,600 +

APPLICANT/OWNER:

Staff /City of San José

ENVIRONMENTAL REVIEW STATUS:

Reuse of the San José 2020 General Plan Final Environmental Impact Report, certified by the City Council on August 16, 1994, Resolution No. 65459.

PLANNING STAFF RECOMMENDATION:

Adopt the proposed text amendment.

APPROVED BY: *Andrew Crabtree*
DATE: 11-14-07

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- None received.

GENERAL CORRESPONDENCE:

- None received.

RECOMMENDATION

Adopt the proposed text amendment.

PROJECT DESCRIPTION

This is a staff initiated General Plan text amendment request to revise the definition of the Coyote Greenbelt overlay designation to align with the existing San José General Plan 2020 Land Use/Transportation Diagram to include the following existing base land use designations in the text description of the Coyote Greenbelt: Public Park and Open Space, Public/Quasi-Public, and Private Recreation. Text would be added to the Coyote Greenbelt overlay definition indicating that new land uses should only include Agriculture, Public Park and Open Space and Private Recreation, and that ancillary uses to Public Park and Open Space are also appropriate.

BACKGROUND

The Coyote Greenbelt is located immediately south of Palm Avenue, bounded by Interstate Highway 101 to the east, the Santa Cruz Mountain Range to the west, and the City of Morgan Hill to the south. It is approximately 3,600 acres in area and is comprised of over 300 individual properties. The area is intended to act as a permanent, non-urban buffer between the cities of San José and Morgan Hill.

The Coyote Greenbelt is situated outside of the City's Urban Growth Boundary (UGB), but inside the City's Sphere of Influence. Lands outside of the UGB are intended to remain permanently rural in character, and are supported by the Greenline/Urban Growth Boundary Goals and Policies specified in the City's General Plan. About 20% of the Coyote Greenbelt is under the jurisdiction of the City of San José, and about 80% is under Santa Clara County's jurisdiction. Both jurisdictions are committed to maintaining the Coyote Greenbelt as a permanent, non-urban buffer. The City of San José's proposed Coyote Valley Specific Plan (CVSP) includes a Greenbelt Strategy that would help secure the area for this purpose.

The County's existing General Plan Land Use Map designations in the Coyote Greenbelt are Agriculture-Large Scale (40-acre minimum parcel size), Agriculture-Medium Scale (20-acre minimum parcel size), Other Public Lands, Major Gas and Electric Utilities, Hillsides, Roadside Service, Ranchlands, and Regional Parks, Existing. The City's existing General Plan base land uses in the Coyote Greenbelt (as shown on the attached Land Use/Transportation Diagram) already include Agriculture, Public Park and Open Space, Public/Quasi-Public, and Private Recreation. The text of the General Plan only lists Agriculture as a base land use designation, and inadvertently excludes the other existing base land use designations (Public Park and Open Space, Public/Quasi-Public, and Private Recreation). These existing base land use designations are also not specified in the City's General Plan under the Coyote Greenbelt overlay. This text amendment would revise the General Plan text to include all base land use designations in the Greenbelt, to be consistent with land uses shown on the Land Use/Transportation Diagram.

ANALYSIS

The following is an analysis of the proposed change.

1. Amend Chapter V. Land Use/Transportation Diagram, Coyote Greenbelt, page 246

Coyote Greenbelt

Revise text as follows (proposed text is underlined):

This overlay designation depicts the area in the Coyote Valley proposed as a permanent, non-urban buffer between San José and Morgan Hill. Allowed land uses and development standards in this area should be consistent with the existing base land use designations (Agriculture, Public Park and Open Space, Public/Quasi-Public and Private Recreation) covered by the overlay. New land use designations should only include Agriculture, Public Park and Open Space, and Private Recreation. Ancillary uses to Public Park and Open Space are also appropriate.

This revised Coyote Greenbelt overlay text is intended to align with the San José General Plan 2020 Land Use/Transportation Diagram. Currently, the text definition for the Coyote Greenbelt only includes Agriculture as a base land use in the Greenbelt. However, Public Park and Open Space, Public/Quasi-Public, and Private Recreation are also existing land uses (shown on the Land Use/Transportation Diagram) that should be identified in the text definition. No new base land uses are proposed as part of this text amendment.

The text amendment would restrict new base land use designations in the Greenbelt to Agriculture, Public Park and Open Space, and Private Recreation. This would prevent any additional land use designations in the Greenbelt that could be inconsistent with the Greenline/Urban Growth Boundary Goals and Policies. Additional Public/Quasi-Public land use designations would not be permitted under the text amendment. Many uses allowed in this land use designation would require additional public services and urban amenities that are inconsistent with the Greenline/Urban Growth Boundary Goals and Policies, and do not support the preservation of the Greenbelt as a non-urban buffer.

Additional text is proposed to be added to the Greenbelt Overlay to reiterate language (already in the definition of Public Park and Open Space) stating that ancillary uses (including restrooms, parking areas, visitor centers, and concession stands) are allowed in the Public Park and Open Space designation. Although Public Park and Open Space areas are primarily devoted to open space, the ancillary uses are intended to support the main use, and would not intensify the area or diminish the rural character of the Greenbelt.

ENVIRONMENTAL REVIEW

The proposed text amendment is covered by Reuse of the San José 2020 General Plan Final Environmental Impact Report, certified by the City Council on August 16, 1994, Resolution No. 65459.

PUBLIC OUTREACH

Notice of the proposed General Plan text amendment was mailed to property owners in the Coyote Greenbelt. The Department of Planning, Building and Code Enforcement web site also contains information regarding the General Plan process, amendments, staff reports, and hearing schedules. This web site is available with the most current information regarding the status of the General Plan amendments.

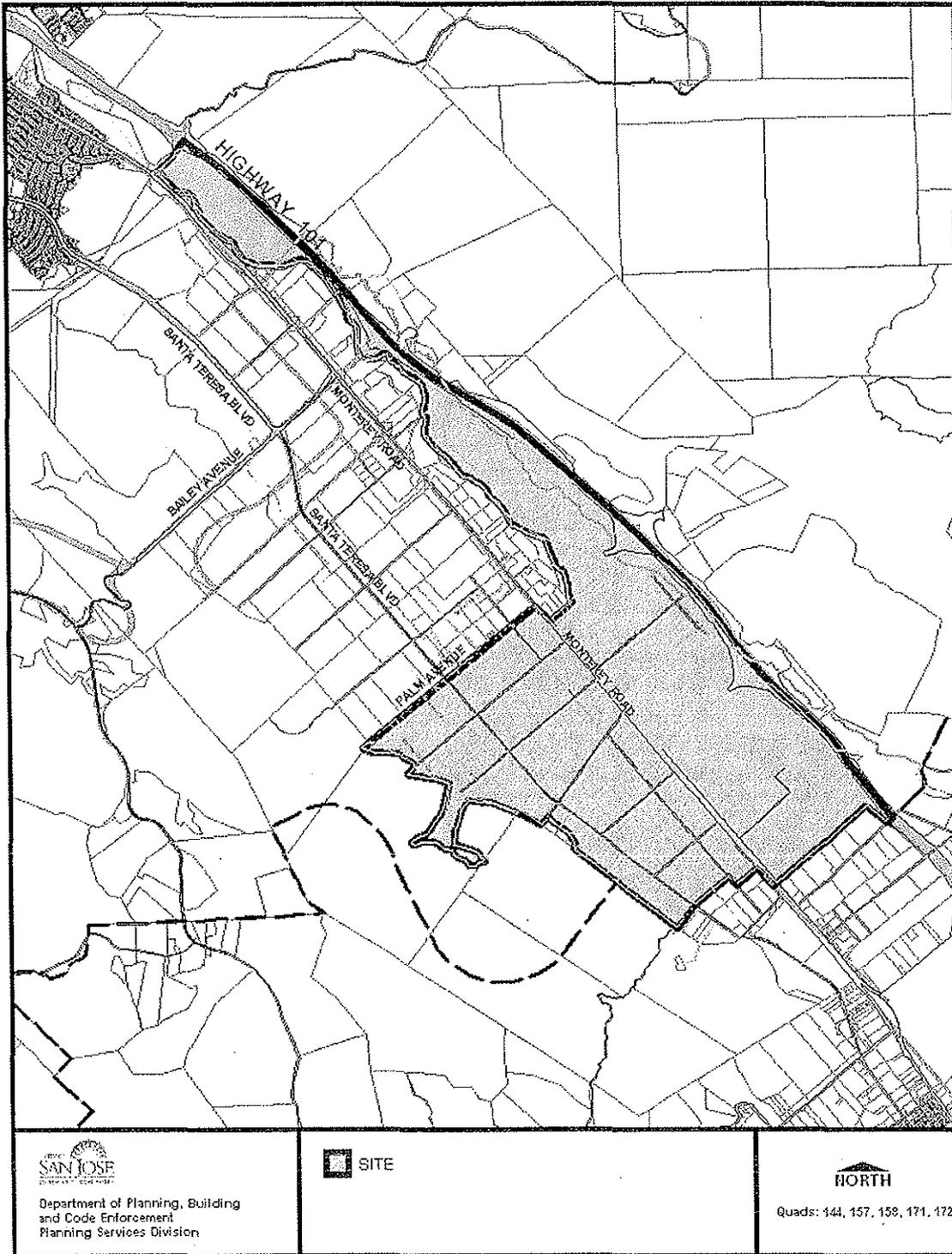
This text amendment was presented at the Parks and Recreation Commission on Wednesday, November 7, 2007. The Commission asked if the text amendment would have any negative impacts on the Greenbelt. Staff responded that the inclusion of the additional base land uses would support future recreational projects, and the exclusion of additional Public/Quasi-Public land use designations would prevent more urban uses in the Greenbelt. The Commission also

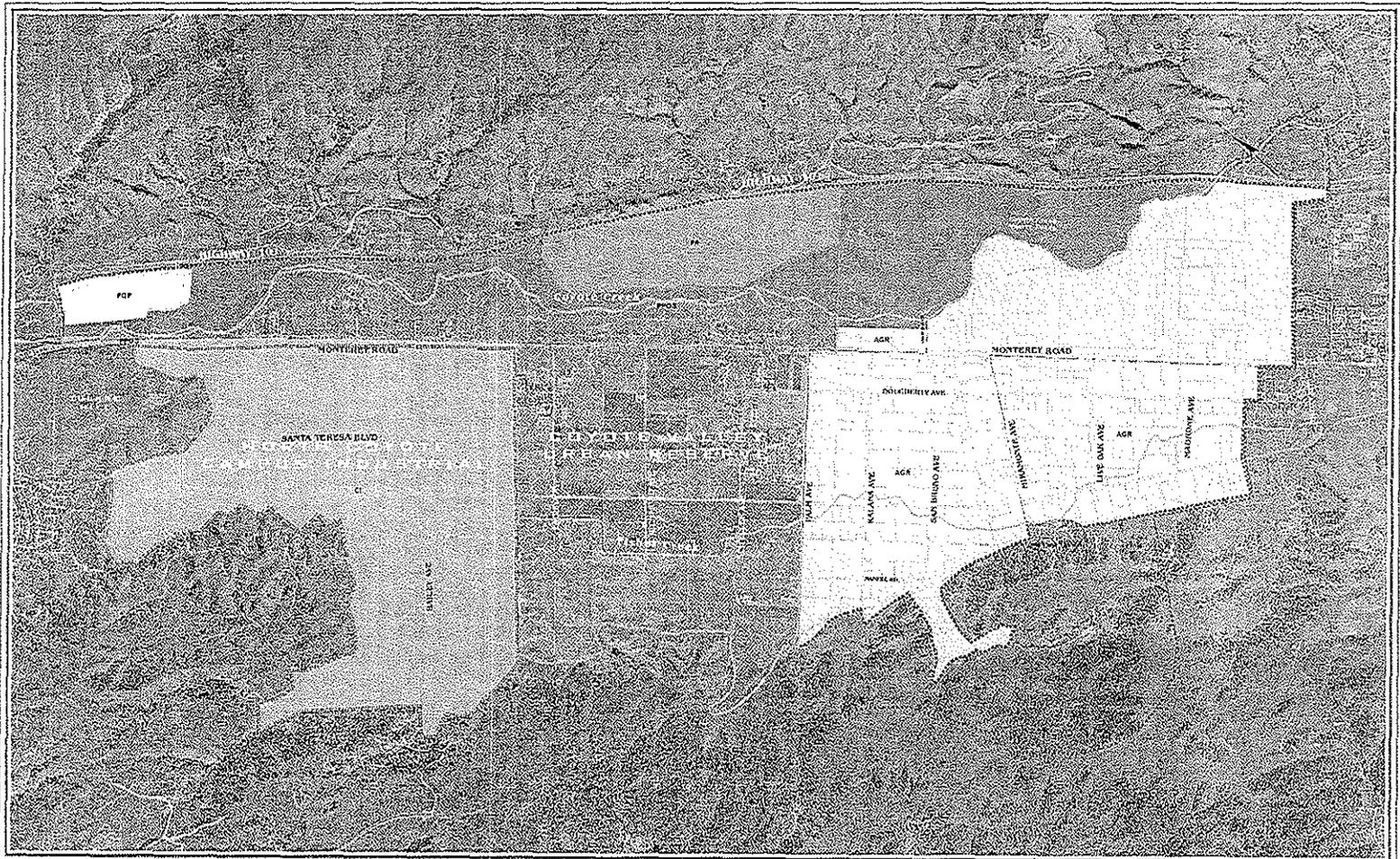
questioned if the Coyote Valley Urban Reserve would be extended. Staff responded that the subject amendment would not extend the Coyote Valley Urban Reserve, that any extension would require a separate General Plan amendment, and that the issue would be addressed during the Coyote Valley Specific Plan (CVSP) process.

The Parks and Recreation Commission has provided a letter to the Planning Commission and the City Council, dated November 7, 2007, in support of the text amendment, encouraging the City to recognize existing uses now occurring in the Coyote Greenbelt, and acknowledging that the amendment would also foster the development of other recreational facilities consistent with the City of San José Greenprint.

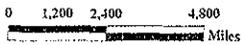
Attachments: 1. Map of the Coyote Greenbelt
 2. Map of the existing land use designations in Coyote Valley
 3. Letter from the Parks and Recreation Commission

Location Map





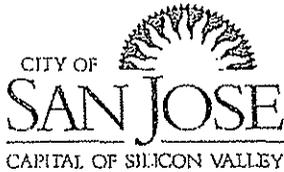
EXISTING GENERAL PLAN DESIGNATIONS FOR THE CITY OF SAN JOSE



- | | | |
|-------------------------------------|------------------------------|-----------------------------------|
| Urban Service Area Boundary | Agriculture (AGR) | Public Park and Open Space (PPOS) |
| North Coyote Campus Industrial Area | Campus Industrial (CI) | Public/Quasi-Public (PQP) |
| Coyote Greenbelt | Private Recreation (PR) | Creeks |
| Coyote Valley Urban Reserve | Sphere of Influence Boundary | |

CITY OF
SAN JOSE
 CAPITAL OF SILICON VALLEY

SOURCE: DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT, CITY OF SAN JOSE, JULY 19, 2004.
 DATE OF AERIAL PHOTO: MARCH, 2001



Department of Parks, Recreation and Neighborhood Services

PARKS AND RECREATION COMMISSION

November 7, 2007

City of San José Planning Commission
200 East Santa Clara Street
San José, California 95113

Subject: Fall 2007 – General Plan Amendments

Dear Planning Commissioners:

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The nearest park site to the amendment site is Bellevue Park, across Monterey Highway on Bellevue Avenue. Staff’s Recommendation is for the developer to dedicate parkland to either expand the Alma Center or to begin the assemblage of the proposed Martha Garden Park on Third Street.

Commission’s Recommendation: The Commission supports Planning staff to deny this amendment request do to lack of responsiveness by the applicant. If the amendment request is approved, the City can request land dedication under the Parkland Dedication Ordinance (PDO) and/or the Park Impact Ordinance (PIO) The size of the amendment site at 2.56 acres limits the amount of land the City could request for on-site parkland dedication, therefore the Commission supports the request for an off-site acquisition to either expand the Alma Center or to begin the assemblage of the proposed Martha Garden Park on Third Street.

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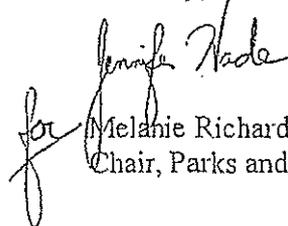
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3) **GP-07-T-04:** General Plan Text Amendment to recognize existing uses now occurring within the Coyote Valley Greenbelt and would allow the expansion of such uses within the Greenbelt. The current General Plan Text only recognizes agriculture uses within the Coyote Valley Greenbelt. The current Greenbelt includes other uses as the PG&E substation, the County's Coyote Creek Park, and the privately operated Coyote Golf Course.

Commission's Recommendation: The Parks and Recreation Commission encourages the City to support this text amendment to recognize existing uses now occurring in the Coyote Valley Greenbelt. It would also foster the development of other recreational facilities within the Greenprint like the proposed Monterrey Soccer Park

The Parks and Recreation Commission will be glad to answer any questions the Planning Commission may have regarding these recommendations.

Sincerely,



Melanie Richardson
Chair, Parks and Recreation Commission

cc: PRNS
PBCE