

October 15, 2020

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[Via Email to GeneralPlanStaff@sanjoseca.gov](mailto:GeneralPlanStaff@sanjoseca.gov)

Teresa Alvarado and David Pandori, Co-Chairs  
Envision San José 2040 General Plan Task Force  
City of San José  
200 E. Santa Clara Street, Tower, 3rd Floor  
San Jose, CA 95113

**Re: GP 4-Year Review, Coyote Valley, Meeting October 29, 2020  
(Gundersen Properties within the Bailey Avenue Interchange)**

Dear Co-Chairs Alvarado and Pandori and Members of the Task Force:

I write to you regarding the Gundersen properties, located on either side of the extended access ramp at Monterey Road and Bailey Avenue that connects to the Highway 101 and Bailey Avenue interchange.

As you consider properties in North Coyote you need to understand the particular circumstances of certain properties. Not all parcels are large tracks of land that were at one time agricultural fields or orchards. The large open grassland parcels that were within Laguna Seca are located primarily on either side of Bailey Avenue west of Monterey Road and south to Richmond Avenue.

The Gundersen properties are quite distinct. See Exhibit 1 hereto showing property and road pattern surrounding and cutting through them.

### **Specifics of Gundersen Properties**

In 2004, the Gundersen Properties were divided by an extension of Bailey Avenue east to Highway 101 as a part of an interchange. See Exhibit 2 hereto. Moreover, because there was a grade separation as Bailey crossed Monterey Road, it was necessary to create a dual loop access ramp for vehicles both exiting the interchange and entering it from either the highway or Coyote Valley. This road pattern physically divided the property into smaller segments. As a consequence, the remaining parcels have vehicular traffic on the Bailey Avenue over-crossing between them, the access ramp loop and Monterey Road.

The land immediately south of the Bailey Avenue extension is adjacent to the Charter School. That school has a frontage road on the east side of Monterey Road that runs the entire length of the west side of the southern Gundersen parcel, with an entrance from Monterey just south of the Bailey overcrossing. This further surrounds the property with vehicular traffic.

The highway related configuration of the parcels and road improvements cutting through them do not adapt the parcels to the uses of open space, agriculture or habitat. When you look at Exhibit 2 you find within the holding of the City that encompasses the access ramp and overcrossing a pathway adjacent to roads for wildlife corridors. To freeze the adjacent private lands as open space would be a taking.

These properties (both City and privately owned) as others along the Monterey Corridor have been the target of dumping of junk and debris. The interchange provides a convenient access to the Coyote Valley for such purposes. Thus, Bailey Avenue has experienced dumping as well as overnight RV camping. The one exception is the frontage of the IBM Santa Teresa Lab further west on Bailey, because IBM privately maintains that area. The Gundersen family has cleaned up dumping both within its parcels and alongside them; it has fenced the properties to prevent further intrusion. Family pride of private ownership has pushed the family to take on this burden.

### **Zoning**

The zoning for the property recognizes these circumstances and designated the parcels primarily for Mobile Home Park; and a portion of the land on the south side of the Bailey Avenue extension is shown as commercial.

### **Use**

Ever since the installation of the interchange the properties have had no productive use. There have been no agricultural leases and no income from any source; rather there have been expenses of taxes and cleanup of illegal dumping.

### **General Plan Designation**

However, the General Plan already shows these properties in part as open space, agricultural and habitat. That is not a logical land use designation based on road configuration, distinct character of the property in distinction to the lands west of Monterey Road, their non-productivity, and relationship to the adjacent school. The

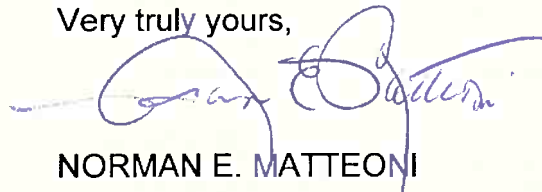
owners have been approached for an RV use (there is another such use further south on Monterey Road). An RV park use would be compatible with a Coyote Valley that the City indicates it wants to hold in open space and recreation, with wildlife corridors, as well as the roadways already imposed on the parcels.

### Conclusion

While these properties are part of North Coyote Valley, they are distinct in character, highway relationship, configuration and adaptability to other lands targeted for open space and agriculture, wrapped as they are by a street network tied to an interchange, a frontage road to serve the school, and Monterey Road.

They should be treated in a different manner than open fields of large acreages that prevail to the west.

Very truly yours,



NORMAN E. MATTEONI

NEM:cab

Attachments

cc: Rosalynn Hughey, Director  
Councilmember Sergio Jimenez  
Gundersen Family



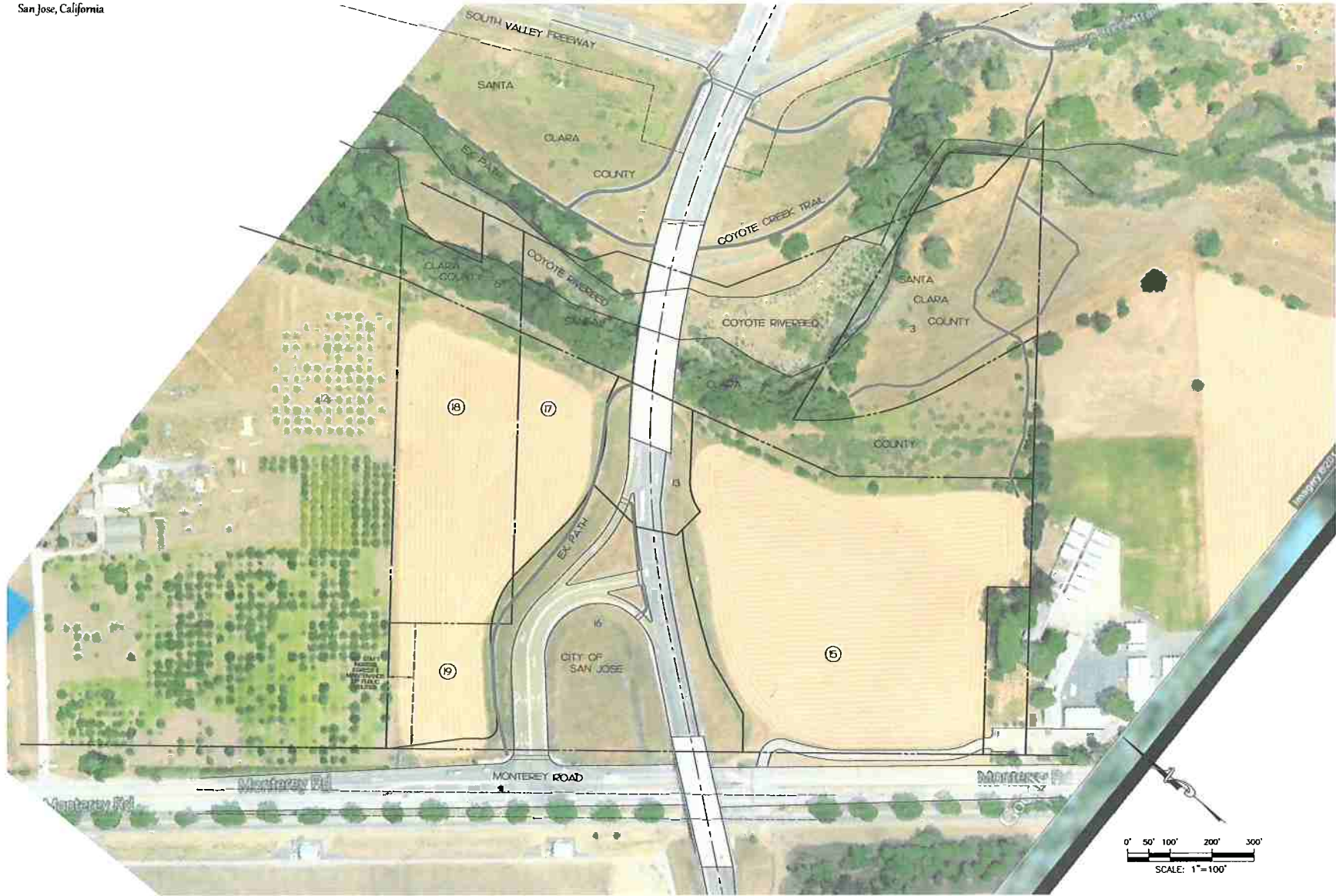
Aerial view of Bailey Ave. cutting through Gundersen property to Hwy 101 Interchange with on and off loop on north side to provide access to Monterey Rd. and frontage road on south side to provide access to Charter School.

# EXHIBIT 1



# San Jose Creekside RV Resort - Existing

San Jose, California



DATE:	
BY:	EV Part Consulting, Inc. Bob Shook P.L.L.C. 10000 N. 1st St., Suite 100 San Jose, CA 95131 Tel: 408.261.1234 http://www.evpartconsulting.com
PROJECT:	SAN JOSE CREEKSIDE RV RESORT SANTA CLARA COUNTY San Jose, California
SCALE:	1" = 100'
DATE:	06.28.2014
SHEET:	1 of 2

## EXHIBIT 2