

# General Plan 4-Year Review Task Force Meeting #9

October 29, 2020

<https://sanjoseca.zoom.us/j/96768691667>

Call In Number  
1-877-853-5257

Meeting ID:  
967 6869 1667

For access assistance, email: [GeneralPlanStaff@sanjoseca.gov](mailto:GeneralPlanStaff@sanjoseca.gov)



*Planning, Building and  
Code Enforcement*



# Agenda Items 1, 2, & 3

## Welcome, Agenda Overview, and Approval of Meeting Synopsis

Envision 2040 General Plan 4-Year Review

# Agenda

---

1. Welcome
2. Agenda Overview
3. Approval of September 21<sup>st</sup> Meeting Synopsis
4. Staff Presentation on the Long-term Future of Coyote Valley
5. Staff Presentation on Redistribution of Planned Growth
6. Public Comment
7. Task Force Discussion and Recommendations
8. Meeting Adjourned



# Agenda Item 4

# Long-Term Future of Coyote Valley

Envision 2040 General Plan 4-Year Review

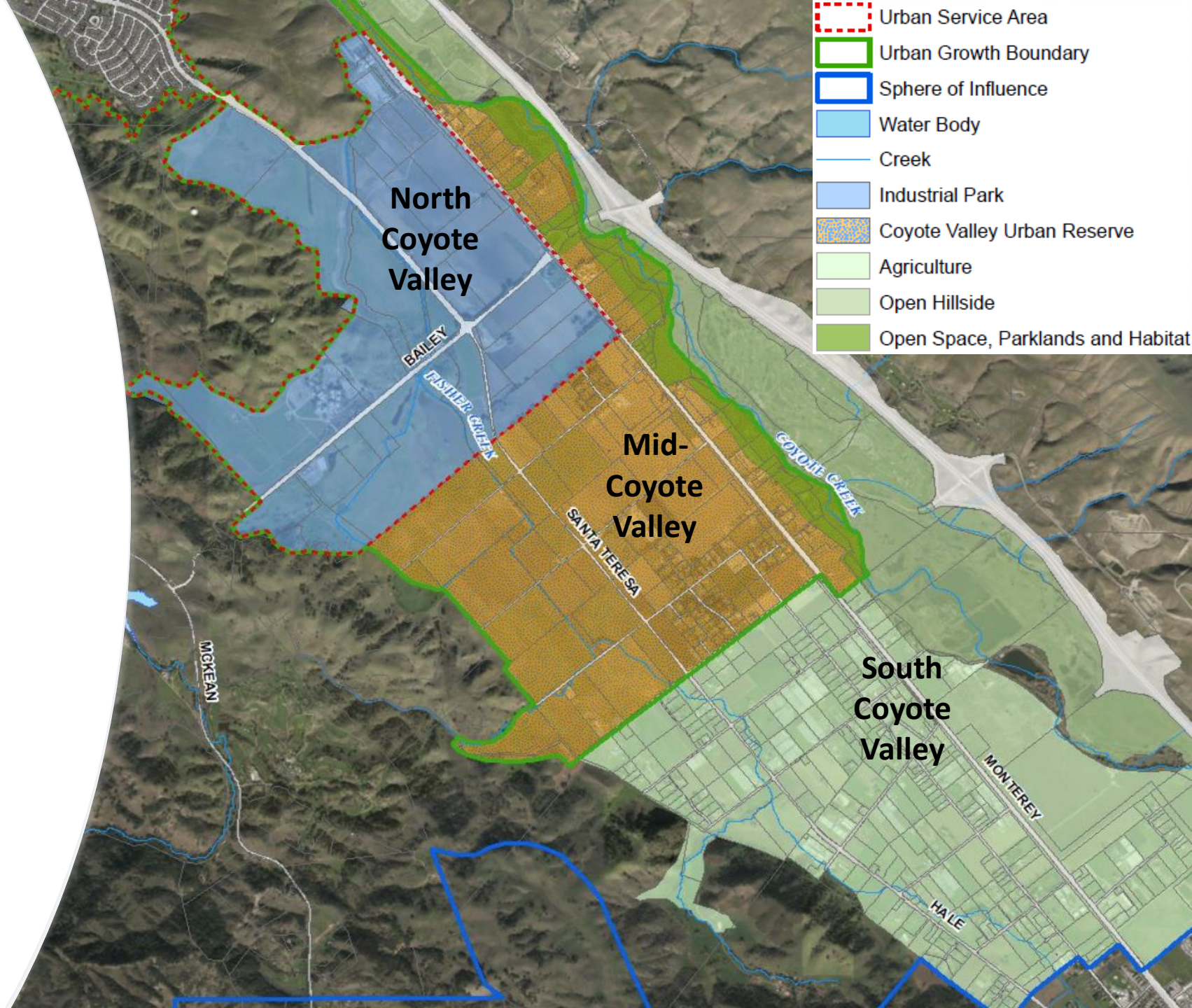
# Scope

---

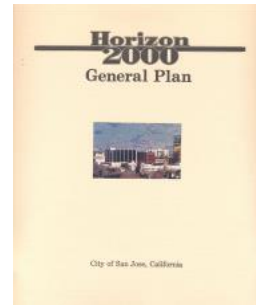
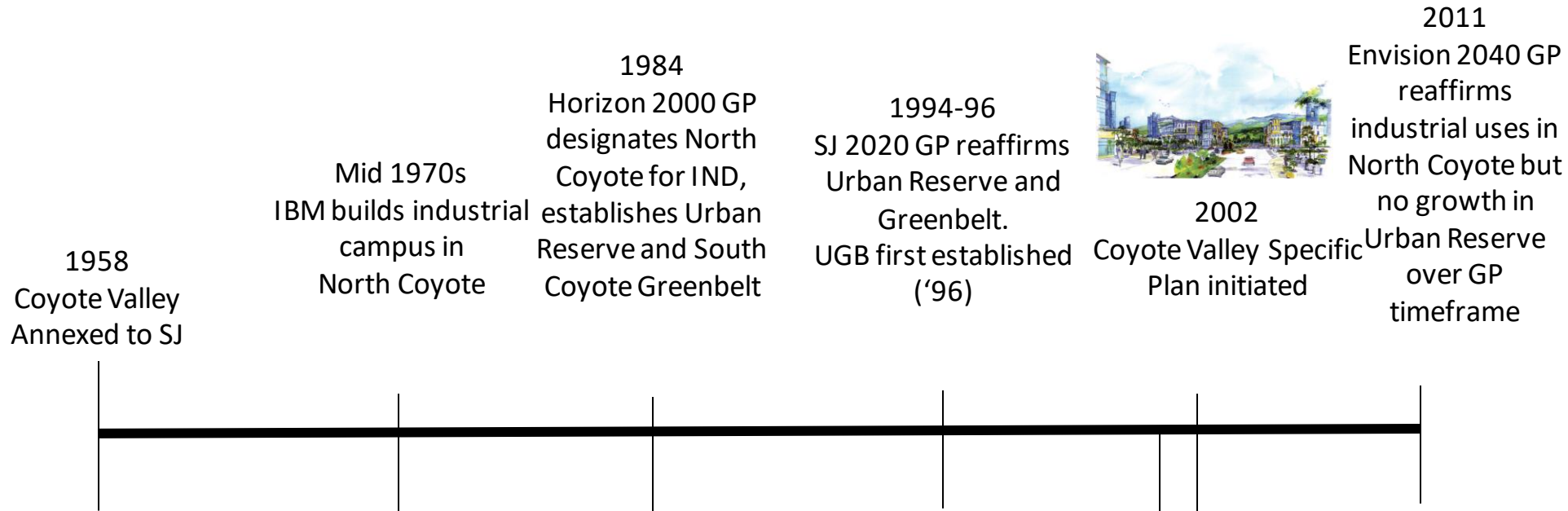
- *Analyze the potential redistribution of jobs capacity from North Coyote Valley to other General Plan growth areas, including analysis of fiscal and other effects upon the City that could occur with the loss of employment land in North Coyote Valley.*
- *Discuss the long-term future of North Coyote Valley and the Mid-Coyote Urban Reserve to achieve key city objectives including the preservation of open space and wildlife habitat, flood and groundwater protection, agriculture, climate change resilience, and passive recreation.*



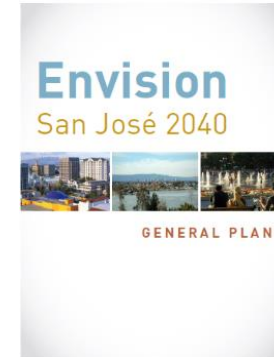
# Existing Land Use Designations



# History of Land Use Planning for Coyote Valley



2000  
Council Approves  
CVRP (Cisco)  
in North Coyote.  
UGB ratified by  
voters (Measure K)



# Long-Term Vision for Coyote Valley

*Coyote Valley is a unique asset to San José and should be preserved as a resource for the community that furthers the City's goals of environmental sustainability, enhancing open space, supporting agriculture in the non-urban areas of the City, and protecting critical linkages for wildlife movement.*

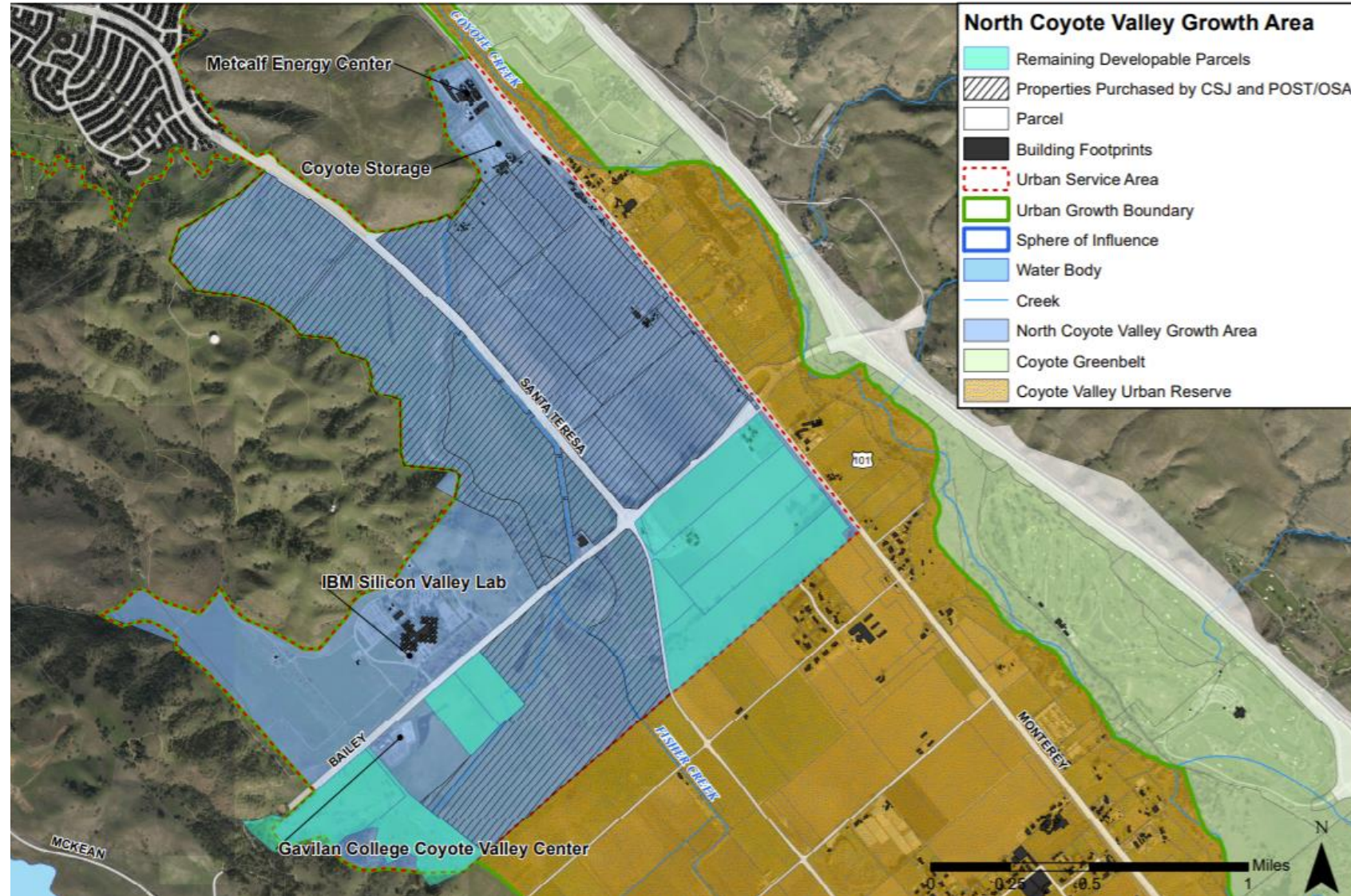




# Changes in Policy Context

## Measure T

- In November 2018 over 70% of voters approved Measure T
- In November 2019 City Council approved \$96M purchase with POST and OSA of 937-acres in North Coyote Valley
- Approximately 314-acres of developable land with an Industrial Park General Plan designation remain



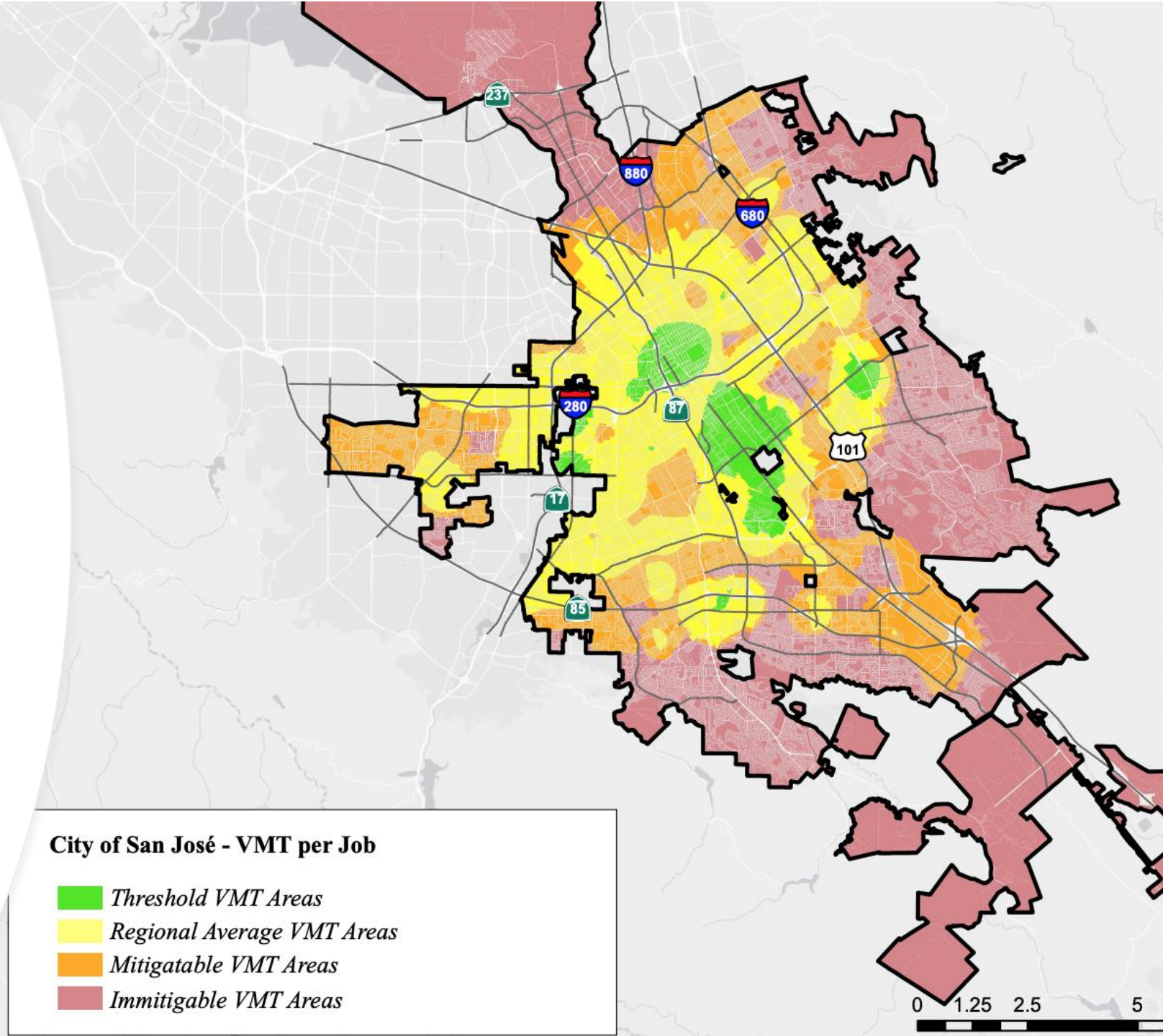
# Policy Context

## Climate Smart San José

- Approved in February 2018
- Establishes strategies for reducing carbon emissions
- Strategy 3.1 - Create local, transit-accessible jobs

## Council Policy 5-1 (Vehicle Miles Traveled)

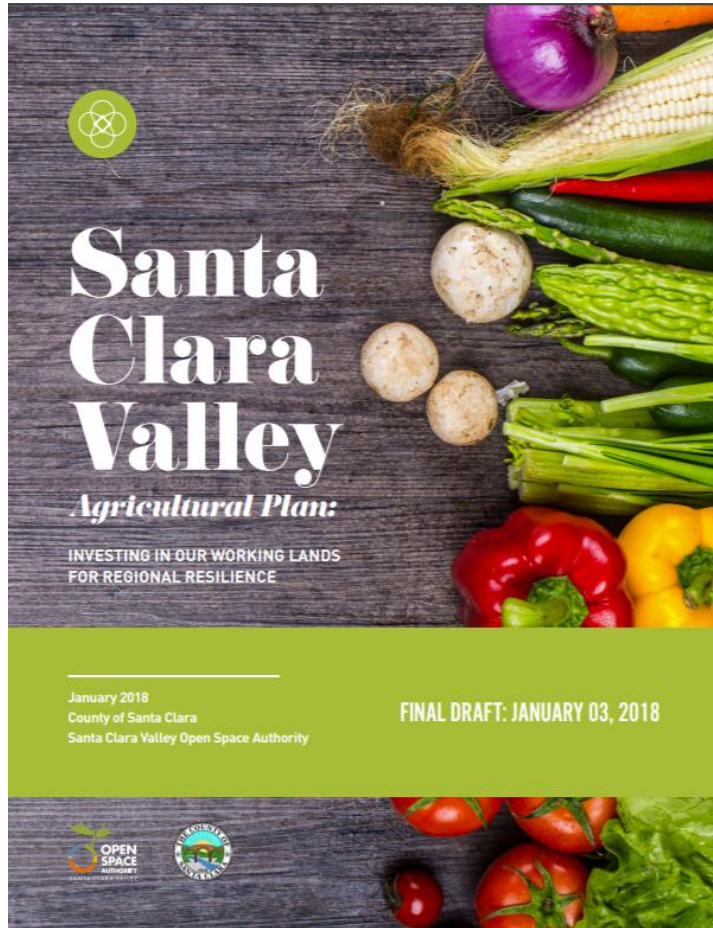
- Approved in February 2018
- Established VMT as primary metric for evaluating transportation impacts under CEQA



# Planning Context

## Santa Clara Valley Agriculture Plan

- Adopted by County Board of Supervisors in January 2018
- Purpose is to protect agricultural lands as a long-term resource and minimize the impacts of climate change
- Identifies an Agricultural Resource Area (ARA) and proposes agricultural land preservation polices and programs to support long-term agriculture and the agricultural industry within the ARA
- The ARA includes Mid-Coyote Valley (Urban Reserve) and the South Coyote Valley Greenbelt.



# Planning Context

---

- **Plan Bay Area 2040:** Adopted in 2017 – most of Coyote Valley is within identified Priority Conservation Areas
- **AB 948:** Signed into law in 2019 - designated 17,400 acres in Coyote Valley, including North, Mid- and South, as a resource of state-wide significance
- **Executive Order N-82-20:** Issued October 2020 – establishes a goal for conserving 30% of California's natural and working lands



# Natural Resource

---



# Agriculture Resources

---

- Most of Coyote Valley designated as having Class 1 soils and as Farmland of Statewide Importance
- Major crops today include hay, Asian vegetables, mushrooms, and walnuts
- Challenges include rural ranchettes, land held for speculation, large number of small lots, labor challenges, and incompatible uses
- General Plan includes goals and policies to protect agricultural land





# **City of San Jose General Plan Task Force**

October 29, 2020

## **Agricultural Viability and Preservation in Coyote Valley**

Presenter: Michael Meehan, Department of Planning & Development

---

# County Backdrop

- County General Plan (1994)
- Santa Clara Valley Agricultural Plan (2018)
  - Ag Preservation Task Force recommendations adopted by Board of Supervisors (2019)
- Santa Clara County Food System Alliance Report (2020)
  - *Small Farms, Big Potential*
- County General Plan update (2021)



# County Backdrop - Climate Resilience

- State GHG funding:
  - Sustainable Agricultural Lands Conservation (SALC) Program
- Ag Plan analysis
- Ecosystem services
  - Carbon sequestration
  - Working lands as climate resilience infrastructure



# Preservation and Land Access

## OBJECTIVE

1. RECOGNIZE VIABLE AGRICULTURAL LANDS AND SUB-AREAS WITHIN THE COUNTY GENERAL PLAN AND ZONING ORDINANCE.

## OBJECTIVE

2. PREVENT THE CONVERSION OF AGRICULTURAL LANDS TO NON-AGRICULTURAL USES WITHIN RURAL AREAS

“Finding and securing land and not having long-term leases has been our biggest setback.”

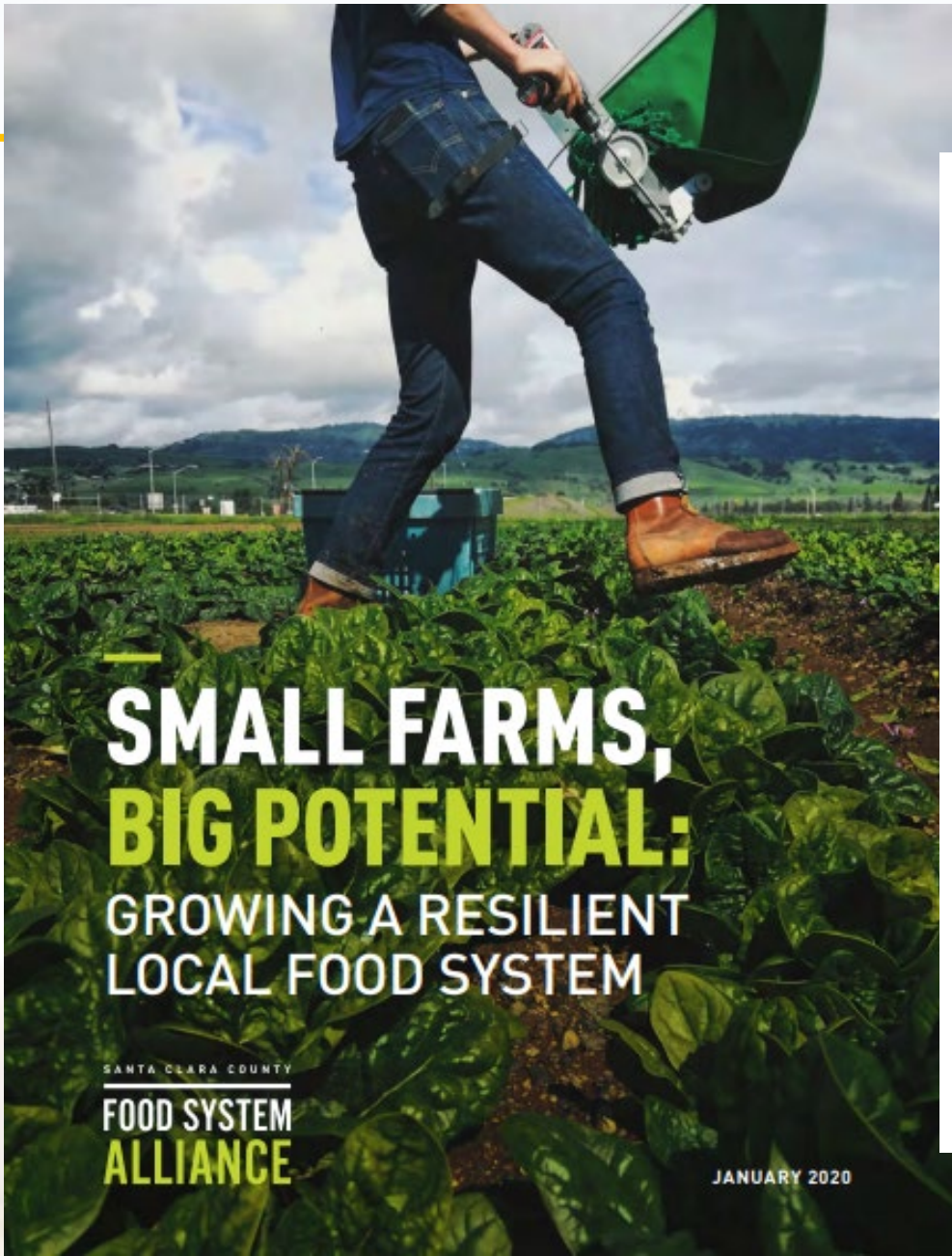
- FARM SURVEY RESPONDENT

“IF A CITY HAS LAND AVAILABLE OR A WAY TO GET LAND AND MAKE SOMETHING AVAILABLE FOR MANY FARMERS TO BEGIN FARMING, THEY SHOULD DO IT... THE IMPACT WILL BE GREATER IF YOU ALLOW MANY OTHERS TO PURSUE THEIR DREAMS.” - JAVIER ZAMORA

---

# Ag Plan Implementation

- Agricultural Conservation Easement (ACE) Program
- Agricultural Resilience Incentive (ARI) Program
- Agricultural Employee Housing Zoning Ordinance Amendments
- Farmland Security Zones and Update to Williamson Act Guidelines
- Rural Zoning Update and Land Development Standards



**SMALL FARMS,  
BIG POTENTIAL:  
GROWING A RESILIENT  
LOCAL FOOD SYSTEM**

SANTA CLARA COUNTY  
**FOOD SYSTEM  
ALLIANCE**

JANUARY 2020



IN THE PAST  
**30 YRS**  
SANTA CLARA COUNTY  
HAS LOST NEARLY  
**22,000  
ACRES**  
OF ITS FARM &  
RANGELAND



Photo: Spade & Plow



OF THE COUNTY'S  
REMAINING FARMLAND  
IS ON PARCELS OF

**40 ACRES**



**OR LESS**



## SHUN-FAT NURSERY

### SIZE:

22 acres

### YEARS IN BUSINESS:

~20

### PRODUCTS:

Snow pea tips, bok choy, Chinese mustard, celtuce, edible chrysanthemums

Jenny Li's family has been growing vegetables in Santa Clara County for more than 20 years. They are one of roughly 80 Asian-American-owned farming operations that grow Asian vegetables and herbs here, part of a farming tradition that stretches back to the early 20th century.

The Li family specializes in snow pea tips, a high-value, specialty crop. This production system involves multiple plantings over the year, interspersed with rotations of bok choy, Chinese mustard, and other Asian leafy vegetable crops. Their primary sales are to wholesalers and restaurants in the South Bay, East Bay, and San Francisco. These marketing channels strike a balance between



## OYA ORGANICS

### SIZE:

20 acres

### YEARS IN BUSINESS:

7

### PRODUCTS:

Diverse vegetables, including heirloom tomatoes, summer squash, fennel, and leafy greens

Growing up in the San Francisco Bay Area, Marsha Habib didn't initially see herself becoming a farmer, though she had agricultural connections.

When she was younger she visited her grandparents' subsistence rice farm in Japan. Later, she took a gap year before enrolling in UC Berkeley, volunteering at Hidden Villa and traveling to Switzerland and France with the WWOOF program (World Wide Opportunities on Organic Farms). These experiences, along with her agroecology and conservation studies at UC Berkeley and abroad, led her to understand the struggles faced by small farmers and rural communities. After graduating, Marsha was a farm apprentice at the Center for Agroecology and Sustainable Farming Systems at UC Santa Cruz, an AmeriCorps volunteer at Santa Clara University's BUG (Urban Backyard Gardening) program, and a farm apprentice at M&M's.



## SPADE & PLOW

### SIZE:

26 acres

### YEARS IN BUSINESS:

4

### PRODUCTS:

Diverse vegetable crops, including artichokes, swiss chard, tomatoes, and garlic.

Spade & Plow, a small farm operating out of San Martin, is a family run business with a focus on serving Santa Clara County. It was started in 2015 by three members of the Thorp family: brothers, Sam and Nick, and their father, Mike. Each of the founders brought experience with a different aspect of agriculture to Spade & Plow. Mike Thorp's expertise is in organic production. Having become a certified organic farmer in the early 1980s, Mike spent most of his career working for organic companies such as Cal-Organic and Earthbound Farms. Sam had prior experience in wholesale and distribution, while Nick specializes in equipment design and construction. The Thorps' different skill sets and their ability to work together has been one of Spade & Plow's greatest assets.

Although they grew up farming in Monterey County, the Thorps "really



## FRANTOIO GROVE

### SIZE:

30 acres

### YEARS IN BUSINESS:

14

### PRODUCTS:

Olive oil

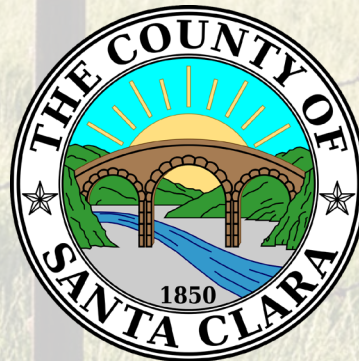
**When Jeff Martin, the owner-operator of Frantoio Grove, first purchased his property in San Martin, he was envisioning houses, not olive trees.**

Zoned rural residential—a zoning designation which requires a 5-acre minimum lot size—the 97-acre property can accommodate 19 houses. But as Jeff explains, 5-acre zoning is an awkward size, leaving homeowners with 4 acres to maintain perpetually. Instead, he opted to apply for a zoning permit that allows for a denser development, with smaller lot sizes, in exchange for maintaining part of the property as a permanent open space. Out of this

# County Staff Available for Questions:

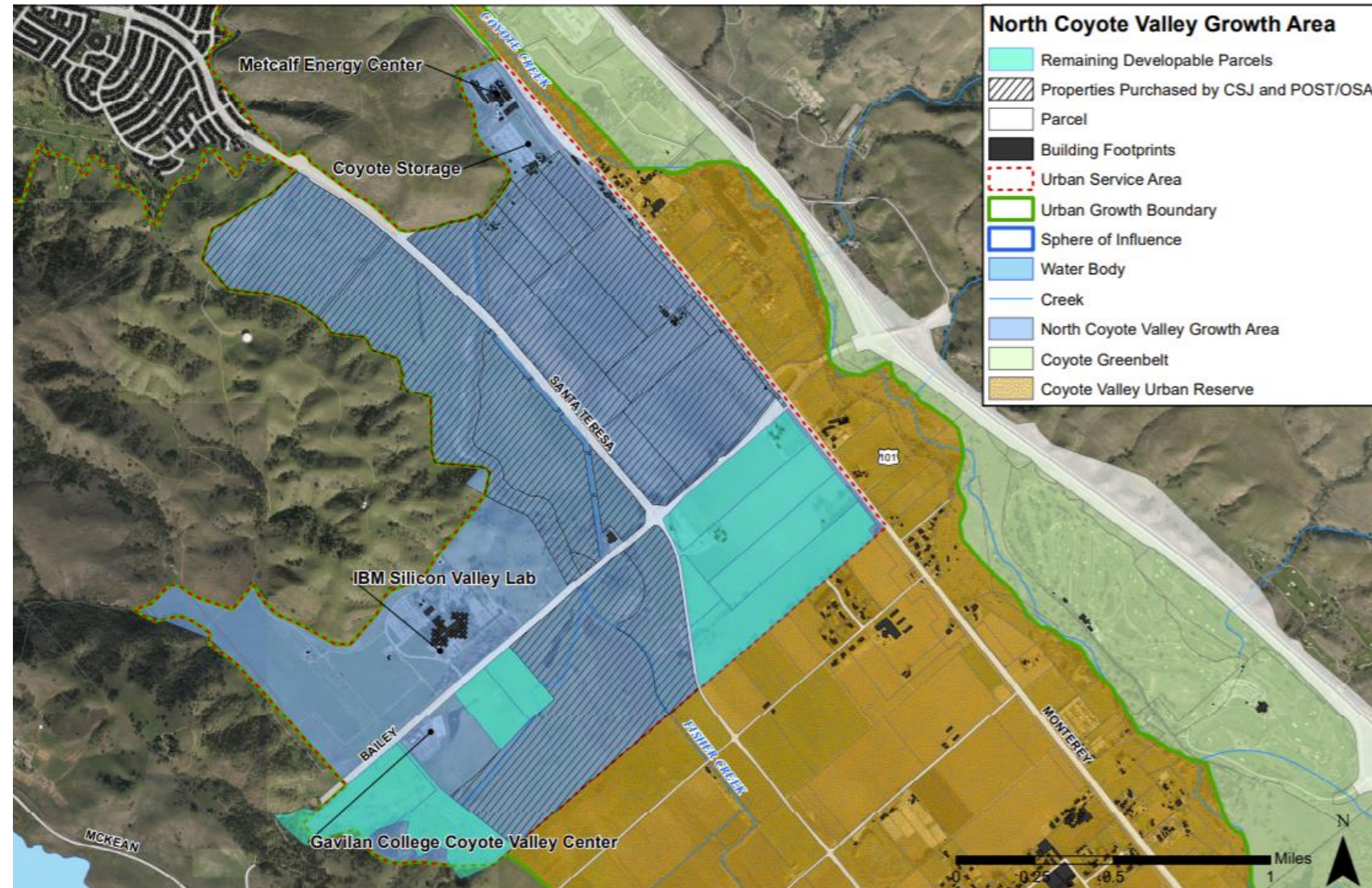
Michael Meehan, Senior Planner  
[michael.meehan@pln.sccgov.org](mailto:michael.meehan@pln.sccgov.org)

Rob Eastwood, Planning Manager  
[Rob.eastwood@pln.sccgov.org](mailto:Rob.eastwood@pln.sccgov.org)



# Economic Development Opportunities

- North Coyote Valley planned for 35,000 new jobs
- 314-acres of land remain for new development





# Jobs in Coyote Valley

---

- General Plan's vision was for campus industrial uses
- Demand for employment uses in North Coyote Valley is primarily for warehouse and distribution uses
- Warehouse and distribution users focused on last mile delivery logistics
- North Coyote Valley is not first choice of location

# Estimated Fiscal Impacts

---

- Up to approximately **5,500 jobs** anticipated on remaining developable lands in North Coyote Valley
- Limited overall economic and fiscal implications for San Jose
- Critical to preserve remaining industrial employment lands within urban fabric of city



# Staff Recommendation: North Coyote Valley

---

- 1) Reallocate all 35,000 jobs from North Coyote Valley to Downtown (30,000 jobs) and the Alviso Master Plan (5,000 jobs) Growth Areas
- 2) Remove North Coyote Valley as an Employment Lands Growth Area from the General Plan
- 3) Change land use designations of properties in North Coyote that have been purchased by the City and POST/OSA for preservation from Industrial Park to Open Space, Parklands and Habitat.
- 4) Change land use designations of properties not already developed with industrial uses from Industrial Park to Agriculture and Public/Quasi-Public (Gavilan College site only)



# Staff Recommendation: North Coyote Valley

---

- 5) Explore credits program in parallel with land use changes to support further conservation actions in Coyote Valley and facilitate development in urbanized areas of San Jose
- 6) Add Action Item to General Plan to move the Urban Service Area boundary north consistent with the proposed land use changes in North Coyote Valley
- 7) Add Action Item to General Plan to consider creating an overlay that would restrict office buildings as an allowable use in certain Industrial Park and/or Combined Industrial Commercial designated areas, or redesignate some areas from IP and/or CIC to Light Industrial to preserve and support existing industrial businesses
- 8) Add Action Item to General Plan to explore creating an industrial overlay allowing for new office construction only if the office building includes some manufacturing or logistics space



# Mid-Coyote Valley

---

- Mid-Coyote Valley Urban Reserve not planned for urban development through 2040
- Allowed uses in General Plan are primarily agriculture
- Located outside Urban Service Area and mostly unincorporated
- Most unincorporated lots in County's *Exclusive Agriculture* zoning district



# South Coyote Valley

---

- Designated for permanent non-urban buffer between San Jose and Morgan Hill for the last 35 years
- Outside of the Urban Growth Boundary
- Mostly designated for Agriculture and open space



# Staff Recommendation: Mid- and South Coyote Valley

---

- 9) Remove Urban Reserve designation from Mid-Coyote Valley and designate properties in Mid-Coyote Valley to either Agriculture, Private Recreation, Public/Quasi-Public, or Combined Industrial Commercial
- 10) Create and apply a new Coyote Valley Agriculture Overlay that increases minimum lot size from 20-acres to 40-acres on properties with an existing or proposed Agriculture designation that are:
  - Within North, Mid- and South Coyote Valley and are inside the City's jurisdictional boundary; and
  - Within Mid- and South Coyote Valley that are outside of the City's jurisdictional boundary and zoned *Exclusive Agriculture* in County's Zoning Ordinance



# Agenda Item 5

# Redistribution of Planned Growth

Envision 2040 General Plan 4-Year Review



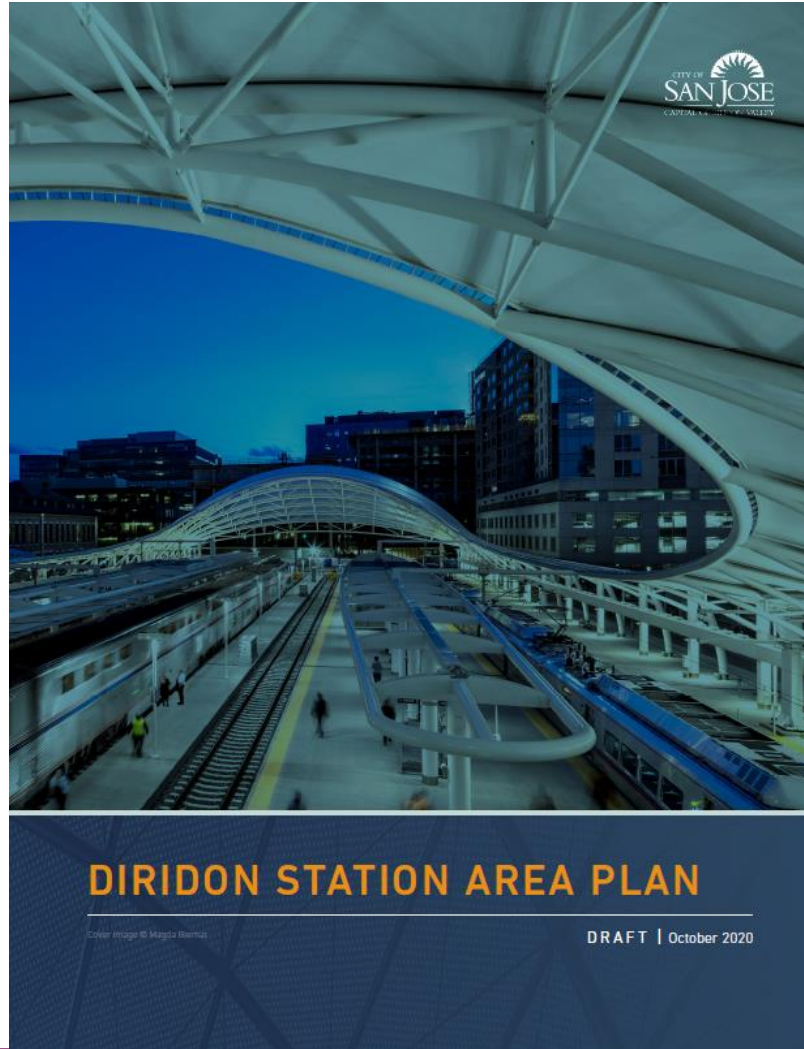
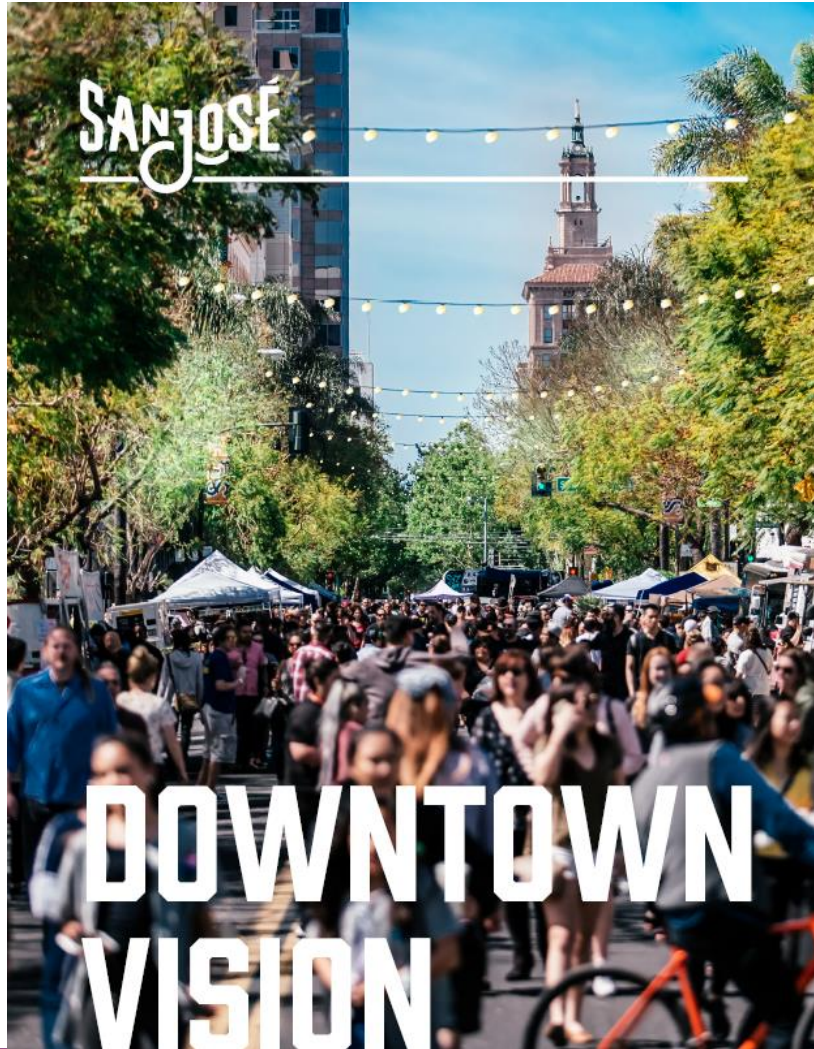
# Redistribution of Planned Growth: Related Scope of Work Items

---

- Urban Village implementation and residential uses in NBDs (previous Task Force recommendations):
  - **600 units** to allow housing in four Neighborhood Business Districts - Willow Street, N. 13<sup>th</sup> St., Willow Glen, and Japantown (Taylor St. only)
  - **1,000 units** to proposed Story Road Urban Village
  - **700 units** to proposed Capitol Caltrain Station Area Urban Village
- 4-Year Review scope of work item: *Explore shifts in planned housing capacity to Downtown*
- North Coyote Valley



# Planned Residential Capacity Shift to Downtown



## Planned Development Zoning General Development Plan **Downtown West** *San Jose, California*



Figure 1.01.1 Project Location Map

### Legend

- City Boundary
- Downtown West Project Boundary
- Diridon Station Area Plan Boundary
- Project Proposed Diridon Station Area Plan Boundary

### Project Team

- Project sponsor  
Google LLC
- Development Manager  
Lend Lease
- Design + Consultant Team
  - STELAB urban studio: Urban Design
  - Heatherwick Studio: Architecture
  - Grinshaw Architects: Architecture
  - Kohn Pedersen Fox Associates (KPF): Architecture
  - Fugerson Architecture: Architecture
  - Solomon Cordwell Buenz (SCB): Architecture
  - ShoP Architects: Architecture
- Architectural Resources Group (ARG): Historic Resources
- West B: Landscape Design
- Sherwood Design Engineers: Civil and Infrastructure
- HMM Engineers: Civil
- H.T. Harvey & Associates: Ecology
- San Francisco Estuary Institute (SFEI): Ecology
- Integral Group: Design Analytics
- David J Powers: Environmental
- Kier & Wright: Surveyor
- Prior + Partners: Urban Design and Station Integration
- ARGP: Rail, Transportation, and Sustainability
- Nelson\Nygaard: Transportation
- Johnson Aesthetics: Artistic
- Applied Wayfinding: Signage
- Schaaf & Wheeler: Hydrology



# Staff Recommendation: Planned Housing Capacity Shifts

Growth Areas	Housing Units Shifted	Housing Units Received
Horizon 2 Urban Villages	9,653	
Horizon 3 Urban Villages	5,336	
Downtown		12,619
Neighborhood Business Districts (Willow Street, North 13th Street, Willow Glen, and Japantown (Taylor Street only)		600
Little Portugal Urban Village		100
Proposed Story Road Urban Village		1,000
Proposed Capitol Caltrain Station Area Urban Village		700
<b>Total</b>	<b>15,019</b>	<b>15,019</b>



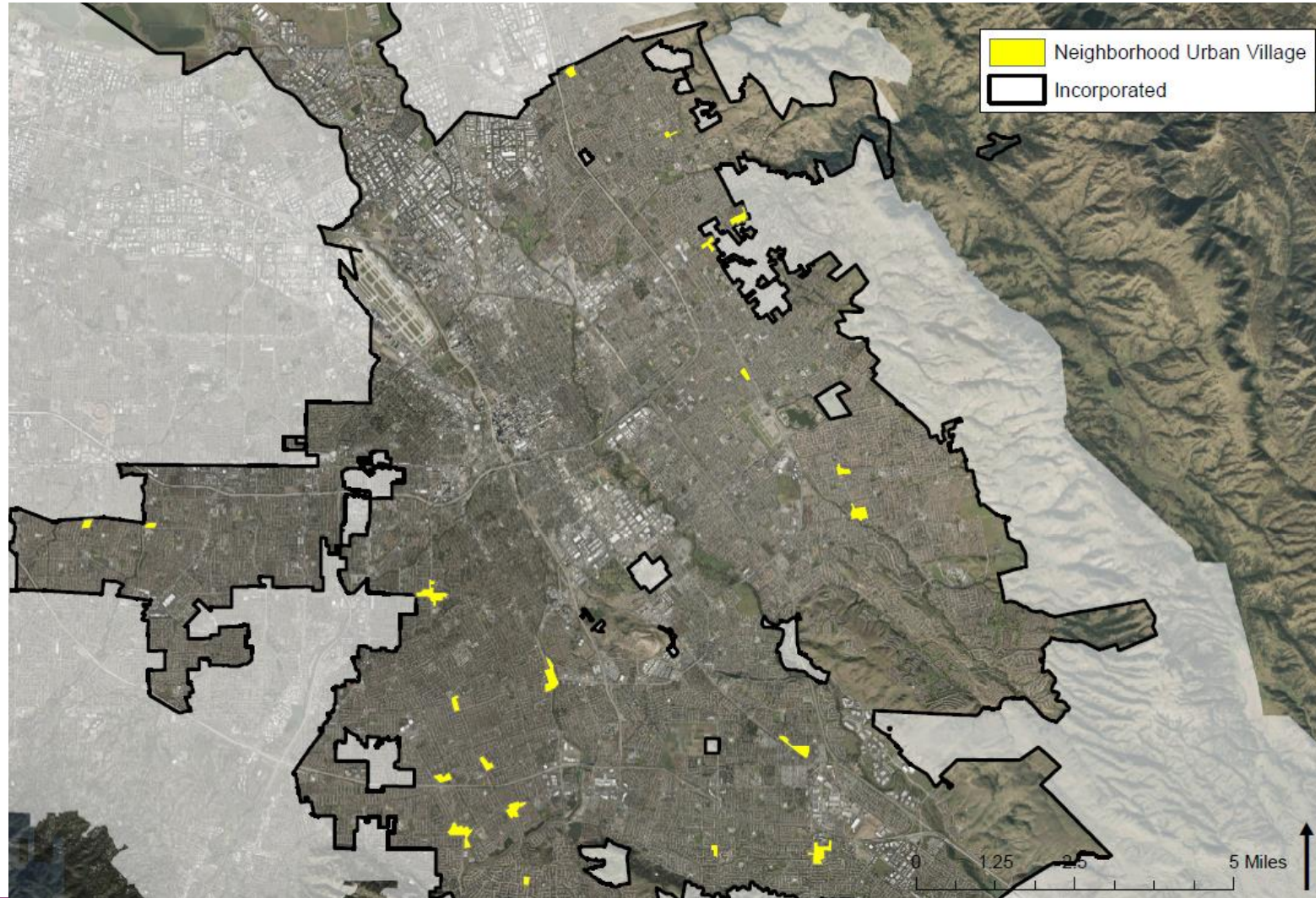
# Staff Recommendation: Planned Jobs Capacity Shifts

Growth Areas	Jobs Shifted	Jobs Received
Horizon 2 Urban Villages	4,200	
Horizon 3 Urban Villages	400	
North Coyote Valley	35,000	
Other Employment Areas	17,050	
Downtown		47,150
Alviso Master Plan		5,000
S. Bascom Ave. (North) Urban Village		500
Stevens Creek Blvd. Urban Village		4,000
<b>Total</b>	<b>56,650</b>	<b>56,650</b>



# Staff Recommendation: Neighborhood Villages Residential Pool Policy

Create a residential pool for Neighborhood Urban Villages of approximately 2,500 units



# Agenda Items 6 & 7

## Public Comment & Task Force Discussion/Recommendation

Envision 2040 General Plan 4-Year Review

# Agenda Item 8

# Meeting Adjourned

Envision 2040 General Plan 4-Year Review