

AVCA Meeting

Location: Almaden Community Center, 6445 Camden Avenue
7:00 PM -- Monday, February 11, 2008

07:00 Welcome:

AVCA President Art Boudreault introduced AVCA Vice President Ron Blake who in turn introduced the two speakers:

Guest Speaker: **Jerry Strangis, real estate agent, lobbyist, and owner of Strangis Development Company, a general real estate company; and**

Guest Speaker: **Dave Fadness, engineer and long time, volunteer active in planning for the City of San Jose.**

Dave Fadness spoke first about his involvement in constructing a general plan for San Jose in 1974 and his current involvement in the Envision San Jose 2040 General Plan Update. Dave helpfully provided the following outline, which is an accurate representation of his prepared talk:

1. Thanks to Art Boudreault and Ron Blake. Congrats to AVCA--47 years!
2. Long-time (complimentary) member of AVCA; VEP since 1974; city planning and transportation since.
3. Nancy Pyle appointed me to represent D-10 on the 37-member Envision San Jose 2040 General Plan Update Task Force.
4. The GP:
 - First written in 1975: Some ancient history about San Jose that resulted in a (non-binding) blueprint for the physical development of our city, GP'75.
 - A reflection of citizen desires, it sets forth (see handout)
 - Major strategies (Economic Development, Growth Management, etc.)
 - Goals & Policies (like transportation, fire, library, and other LOS)
 - A Land Use & Transportation Diagram
 - GP updated annually since early '80s (except under Gonzales)
 - GP comprehensive reviews in 1984 (Horizon 2000), 1992 (GP 2020), and now.
 - This update spurred by 2006 mayoral campaign; a reaction to need for review in light of challenges in Coyote, North San Jose, Evergreen, etc.
 - This current update effort is expected to take ~2 years; a first draft is sought by this coming autumn. We're just getting underway.
5. My #1 priority is to convince my Task Force colleagues to extend the concept of sustainability beyond environmental concerns; I believe it's vitally important that we focus on fiscal and economic as well as social considerations in planning our city. Evidence of government's escalating fiscal problems fills our news media every day. Without a solid economy and fiscal stability, we can't claim to be a sustainable city.

In addition to this prepared talk, Dave indicated that he agreed with the next speaker that the 15% slope line, the demarcation between land currently believed suitable for building and land too steep for building, is not accurately represented on City planning maps. He also elaborated somewhat on the structure of the Envision San Jose 2040 General Plan Update effort, which is described in his meeting handout (submitted as a separate file). He mentioned that there are two committees: one with eleven members and all the power; the other with thirty-seven members. Some discrepancies between the brief description of the South Almaden Valley Urban Reserve (SAVUR) in the handout and knowledge of some members of the audience were discussed. In particular, the size of the area is likely larger than the 1050 acres mentioned in the handout. Also, according to the memories of some in the audience, including Bob

Boydston, there are three triggers for development of the SAVUR, rather than the two specified in the handout. Much of the discussion of SAVUR took place during the presentation of the second guest speaker.

The second guest speaker, Jerry Strangis, introduced himself as a lifelong San Jose resident and graduate of Willow Glen High, who has been active in neighborhood politics and the owner of a real estate company. Jerry presented a proposal he is making to the City of San Jose to develop a portion of SAVUR and cede a larger portion of privately owned open space to be permanent open space. The name of the parcel involved is Rancho San Vicente. This parcel is currently already part of the City of San Jose.

Jerry argued that 70% of the developable land in the SAVUR has already been developed under the authority of the Santa Clara County (as very low density, rural homes, with one dwelling unit per 20 acres). The original intent for the SAVUR had been to provide “up to 2000” dwelling units. Given the current situation, there is no way 2000 units can be built. Rather than allow the remaining developable space to be consumed in the same way, Jerry proposes to develop approximately 200 homes at a density of 8 units per acre on a 130 acre part of the parcel, with the other approximately 800 acres of the parcel to remain permanently open space.

There were at least two members of the audience who are residents of SAVUR and not residents of San Jose. Each of them challenged parts of Jerry’s presentation and attempted to straighten out some confusion about the difference between annexation and zoning changes. Also in the audience was Lee Wilcox, Chief of Staff for Nancy Pyle, District 10 Representative to the San Jose City Council. Lee attempted to clarify some past history including why a prior proposal to develop sixteen 40 acre lots in the part of the SAVUR that is currently part of the City had been blocked by Nancy Pyle. Apparently there is no good data on the current population of the SAVUR (County or City) and pending such data, Nancy authored a memo to deny the proposal, wanting to wait until the situation in the SAVUR was better understood. There was some indication that planning staff has had a request to provide this information for years. Jerry’s suggestion that the private property to be ceded to Open Space would connect Quicksilver trails with the Santa Teresa County Park trails was also challenged from the audience. Also, several members of the audience believed that the current plan for the SAVUR had intended it for “low density” development, even after the triggers were met. There was some discussion about the meaning of “low density” with the range of suggested allowable densities asserted to be either 3 units per acre or 8 units per acre.

[Secretary’s Comment: one thing this meeting accomplished was to let us know the scope of what we need to know (and don’t know) in order to make any recommendations or sort out the claims and proposals.]

8:10 AVCA Board Meeting: The meeting was headed by President Art Boudreault; a quorum was present.

Officers

Art Boudreault, Present
Ron Blake, Present
Gari Soulé, Present
Ray Strong, Present

Directors

Kitty Monahan, Present
Pat McMahan, Present
Ray Holly, Present

President’s Report: Art Boudreault reported on statistics having to do with crime reports in the Almaden Valley and with Megan’s Law. The Megan’s Law Book that AVCA makes available at meeting now has

crime statistics as well. The crime statistics indicate that the Almaden Valley is much safer than the downtown area around San Jose State, for example. Art also reported that our bylaws indicate that our Community Liaison, Lee Dimmitt, should represent the AVCA in the District 10 Caucus to select three representatives to the newly proposed Neighborhood Commission of San Jose.

Secretary's Report: **Skipped**

Treasurer's Report: **Gari Soulé reported a balance of \$8,064.21. The report was approved without objection.**

Nominating Committee Report: **AVCA Director Kitty Monahan reported for the committee to nominate the next set of directors. After an addition to the list, the following list was approved by voice vote:**

Pat McMahon

Teddy Morse

Steve Levin

Kitty Monahan

Ray Holly.

The membership of AVCA will be asked to vote on these nominees via email. Lee Dimmitt will handle the mailing as soon as appropriate information is prepared.

Neighborhood Commission Liaison Report: **Lee Dimmitt said "we are on standby, awaiting a time line."**

Planning Committee Report: **Ron Blake indicated that we had had enough planning discussion for one night. Steve Levin suggested we ask the City Planning Staff to talk to us. The name mentioned was Stan Ketchum.**

Next Speaker: **Nancy Pyle, San Jose City Council Member for District 10**

Next Meeting: **Monday, March 10, 07:00 PM at Almaden Community Center.**

9:00 pm Meeting Adjourned because of the time without completing our agenda, with discussion by Bob Boydston postponed.

Minutes submitted by AVCA Secretary, Ray Strong, hrstrong@hotmail.com,
February 16, 2008.

Minutes corrected and approved by the AVCA Board, April 8, 2008.
Ray Strong, Secretary