



PLANNING COMMISSION SYNOPSIS

Wednesday, July 18, 2007

6:30 p.m. Regular Meeting

Council Chambers

First Floor, City Hall Wing

200 East Santa Clara Street
San Jose, California

Xavier Campos, Chair
James Zito, Vice-Chair

Christopher Platten Ash Kalra
Randi Kinman
Matt Kamkar Lisa Jensen

Joseph Horwedel, Director
Planning, Building and Code Enforcement

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting. If you requested such an accommodation please identify yourself to the technician seated at the staff table. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good evening, my name is **Xavier Campos** and I am the Chair of the Planning Commission. On behalf of the entire Planning Commission, I would like to welcome you to the Planning Commission Public Hearing of **Wednesday, July 18, 2007**. Please remember to turn off your cell phones and pagers. Parking ticket validation machines for the garage under City Hall are located at the rear of the Chambers. If you want to address the Commission, **fill out a speaker card (located on the table by the door, on the parking validation table at the back, and at the bottom of the stairs near the Audio-Visual Technician. Deposit the completed card in the basket near the Planning Technician. Please include the agenda item number (not the file number) for reference. Example: 4a, not PD06-023.**

The procedure for this hearing is as follows:

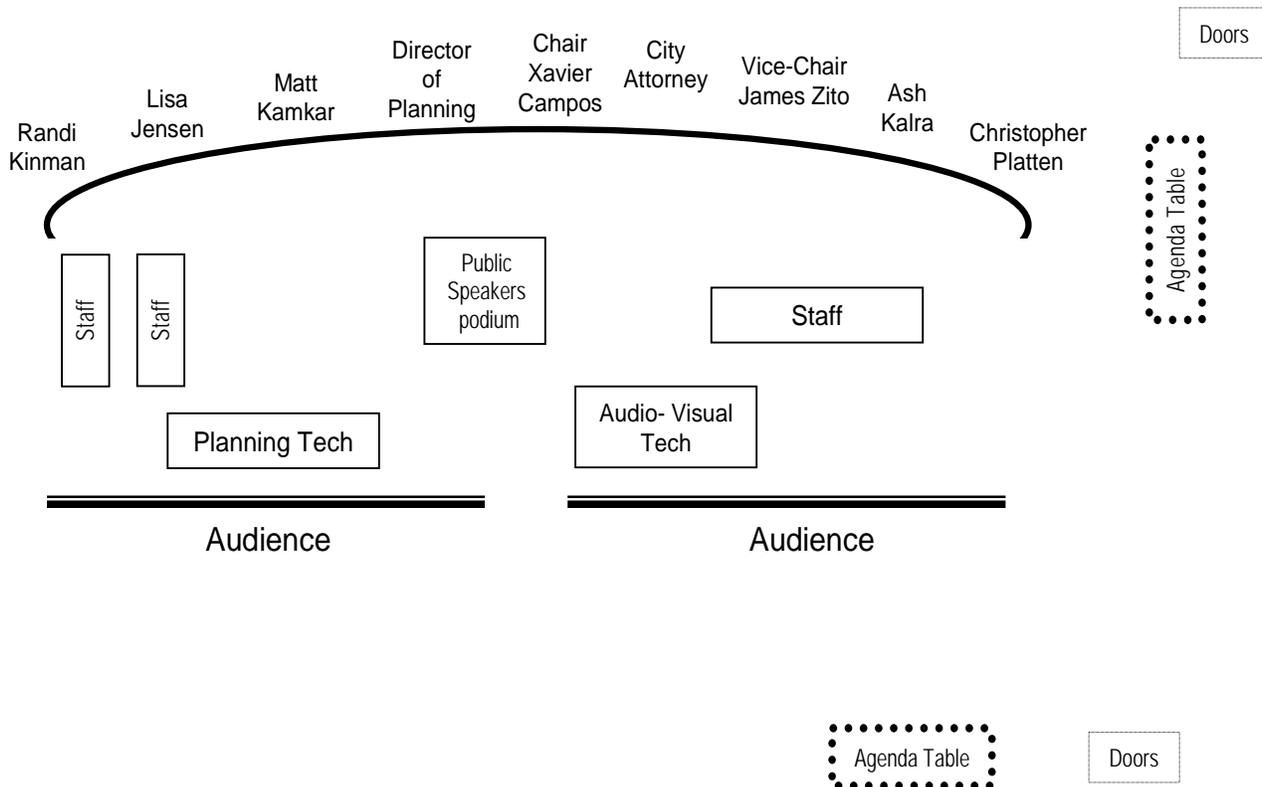
- After the staff report, applicants and appellants may make a 5-minute presentation.
- The chair will call out names on the submitted speaker cards in the order received.
- As your name is called, line up in front of the microphone at the front of the Chamber. Each speaker will have two minutes.
- After the public testimony, the applicant and appellant may make closing remarks for an additional five minutes.
- Planning Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The public hearing will then be closed and the Planning Commission will take action on the item. The Planning Commission may request staff to respond to the public testimony, ask staff questions, and discuss the item.

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Commission's action on rezoning, prezonings, General Plan Amendments and Code Amendments is advisory only to the City Council. The City Council will hold public hearings on these items. Section 20.120.400 of the Municipal Code provides the procedures for legal protests to the City Council on rezonings and prezonings. The Planning Commission's action on Conditional Use Permit's is appealable to the City Council in accordance with Section 20.100.220 of the Municipal Code. Agendas and a binder of all staff reports have been placed on the table near the door for your convenience.

Note: If you have any agenda questions, please contact Olga Guzman at olga.guzman@sanjoseca.gov

The Planning Commission is a seven member body, appointed by the City Council, which makes recommendations to the City Council regarding the adoption, amendment, or repeal of general or specific plans, and regulation of the future physical land use development, redevelopment, rehabilitation or renewal of the City, including its Capital Improvement Programs. The recommendations to the Council regarding land use development regulations include, but are not limited to, zoning and subdivision recommendations. The Commission may make the ultimate decision on Conditional Use Permits, and acts as an appellate body for those persons dissatisfied with the Planning Director's decisions on land use and development matters. The Commission certifies the adequacy of Environmental Impact Reports.



The San Jose Planning Commission generally meets every 2nd and 4th Wednesday at 6:30 p.m., unless otherwise noted. Agendas and Staff Reports for Planning Commission items may be viewed on the Internet at www.sanjoseca.gov/planning/hearings/planning_com.asp.

Audio for the Planning Commission hearings are recorded and broadcast live. To listen to live audio broadcast or to listen to past hearing recordings go to the Internet website:

http://sanjose.granicus.com/ViewPublisher.php?view_id=17#planningCommission.

If you have any questions, please direct them to the Planning staff at (408) 535-7800. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

AGENDA
ORDER OF BUSINESS

1. ROLL CALL

All present except Platten

2. DEFERRALS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the Press Table.

Staff will provide an update on the items for which deferral is being requested. If you want to change any of the deferral dates recommended, or speak to the question of deferring these or any other items, you should say so at this time.

- a. Consideration of Planning Commission Agenda management and length of public hearing concerns and determination on whether to proceed with remaining agenda items past 11:00 p.m., continue this hearing to a later date certain, or defer remaining items to the next regularly scheduled Planning Commission meeting date. To be heard by the Planning Commission no later than 11:00 p.m.
- b. **PDC06-094**. Planned Development Rezoning from LI Light Industrial Zoning District to A(PD) Planned Development Zoning District to allow up to 250 single-family attached residences in three-story buildings constructed on a podium on a 4.4 gross acre site, located at the southwest corner of Cinnabar Street and Stockton Avenue (345 Stockton Avenue) (381 Stockton LLC, Owner; Morrison Park Homes LLC, Chris Kober, Developer). Council District 6. SNI: None. CEQA: Draft Mitigated Negative Declaration.

DEFERRED TO 8-8-07 (6-0-1; PLATTEN ABSENT)

One public speaker concerned about number of dwelling units.

3. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Planning Commission, staff, or the public to have an item removed from the consent calendar and considered separately.

Staff will provide an update on the consent calendar. If you wish to speak on one of these items individually, please come to the podium at this time.

- a. **STREET VACATION**. The Vacation of a portion of Paula Street, between Race Street and Meridian Way. Council District 6. CEQA: Exempt

RECOMMENDED APPROVAL (6-0-1; PLATTEN ABSENT)

Question from Commissioner Kamkar about ROW dedication on middle lot. Public Works staff clarified. Question from Commissioner Kinman about the value or compensation that

might come to the City for vacations. Staff from Public Works responded that a process is underway to assess value of ROW vacation.

- b. **STREET VACATION**. The Vacation of a portion of Public Service Easement (PSE) along Samaritan Drive and Clydelle Avenue; the Vacation of a portion of Sidewalk Easement (SWE) along Samaritan Drive. Council District 9. CEQA: Exempt

RECOMMENDED APPROVAL (6-0-1; PLATTEN ABSENT)

Commissioner Kinman asked about possible compensation the City should be receiving (see 3.a.). Counsel commented that Planning Commission role is to evaluate the General Plan consistency, not as much to comment about compensation.

- c. **C07-026**. Conforming Conventional Zoning from the IP Industrial Park Zoning District to the CG Commercial General Zoning District to allow commercial uses on a 9.8 gross acres site, located at/on the southeast corner of North First Street and Holger Way (Palm Inc, Owner). Council District 4. SNI: None. CEQA: San Jose 2020 General Plan EIR Resolution No. 65459.

RECOMMENDED APPROVAL (6-0-1; PLATTEN ABSENT)

- d. **C07-034**. Conventional Rezoning of a 1.37 acre portion of an 8.53 gross acre site from A - Agricultural to HI Heavy Industrial Zoning District., located at the westerly of the Guadalupe River, at the southern terminus of Seaboard Avenue (2500 SEABOARD AV) (City Of San Jose, Owner). Council District 4. SNI: None. CEQA: San Jose 2020 General Plan EIR Resolution No. 65459.

RECOMMENDED APPROVAL (6-0-1; PLATTEN ABSENT)

Commissioner Kalra asked questions about the proposed jet fuel project and staff clarified requirements for review for hazardous materials and riparian plantings. Commissioner Jensen asked additional comments about future fire suppression. Commissioner Zito asked for clarification about boundary of area to be zoned. In response to Commissioner Zito, staff responded about secondary containment and number of tanks.

The following items are considered individually.

4. PUBLIC HEARINGS

NOTICE TO THE PUBLIC

Generally, the Public Hearing items are considered by the Planning Commission in the order in which they appear on the agenda. However, please be advised that the Commission may take items out of order to facilitate the agenda, such as to accommodate significant public testimony, or may defer discussion of items to later agendas for public hearing time management purposes.

- a. **CP07-025**. Conditional Use Permit Renewal to allow an existing public eating, drinking, and entertainment establishment and late night use until 2:00 a.m. daily in the DC Downtown Primary Commercial Zoning District. Britannia Arms, located at 173 W. Santa Clara Street. (The Farmers Union, owner). Council District 3. SNI: None. CEQA: Exempt. Deferred from 6-27-07.

DEFERRED TO 8/8/2007 (6-0-1; PLATTEN ABSENT)

- b. [CP07-027/ABC07-005](#). Conditional Use Permit to convert existing office space to an art gallery, public eating, drinking, and entertainment establishment and late night use until 2:00 a.m. daily; **and** a Liquor License Exception Permit for a Determination of Public Convenience or Necessity to allow on-sale alcohol on a 0.02 gross acre site in the DC Downtown Primary Commercial Zoning District, located on the east side of S. 3rd Street, 190 feet south of E. Santa Clara Street (32 S 3RD ST) (Ross Lawrence AR Trustee & Et Al, Owner). Council District: 3. SNI: University. CEQA: Exempt.

RECOMMENDED APPROVAL (6-0-1; PLATTEN ABSENT)

Staff clarified that site is in the Pilot Program expanded hours area of Downtown, and that a recommended condition was added to prohibit dancing. The applicant stated no interest in operating a nightclub or building a dance floor. Commissioner Zito asked for information about type of music and whether applicant was okay with conditions for no dance floor, and to not encourage dancing. Commissioner Campos noted that if music was played and so loud that conversation could not be heard, that could be seen as encouraging Commissioner Kalra confirmed with applicant that full service restaurant would serve until 2:00 a.m. and only solo musician or d.j. would set up. Applicant stated San Francisco experience shows art museum restaurant use would not create problems for police. In response to Commissioner Kamkar, applicant reiterated no dance floor. In response to Commissioner Kinman, Deputy Director explained that it could be true that even with significant noticing only 2 persons could show up at project meeting. Commissioner Kalra commented that if venue wasn't successful, a nightclub could seem lucrative – and applicant stated no intent for nightclub and if desired a new CUP would be needed. Staff responded to process for notification for NAC and stated project was discussed at the University NAC meeting and explained that staff routinely take projects for review by NAC meeting. Commissioner Jensen stated this site not in the NAC area and should have noticed the Downtown Residents Association. Commissioner Jensen asked if there would be any noise restrictions and asked about 6:00 a.m. timeframe for leaf blowing and clean up and staff explained desire to get sidewalks cleaned before the pedestrian commutes start in a.m. and that doors are required to stay shut, and no outdoor music allowed. Commissioner Kalra moved approval and stated a good project and would add unique aspect to downtown and that dancing will not be allowed. In response to Commissioner Campos, Police Officer David Hober stated an individual just 'moving' to music not likely to be a violation of "no dancing" rule.

- c. [PDC05-122](#). Planned Development Rezoning from the R-M Multiple Residence Zoning District to the A(PD) Planned Development Zoning District to allow one single-family detached residence and up to 13 single-family attached residences on a 0.74 gross acre site located on the east side of Radio Avenue, approximately 160 feet north of Lincoln Court (2102 Radio Avenue) (Willow Village Square, LLC Paul Majoulet, owner). Council District 6. SNI: None. CEQA: Mitigated Negative Declaration.

RECOMMENDED APPROVAL (6-0-1; PLATTEN ABSENT)

Staff recommendation with: 1) Maximum 50% tandem garages; 2) Minimum 10 foot setback adjacent to single-family residential; 3) Minimum of 400 square feet private open space per unit; 4) Minimum of 1000 square feet common open space. Applicant stated 3 units removed from application and includes model stormwater treatment and improved site plan, and no historic impacts. Applicant commented neighborhood concern was for deficit of parking in area. Commissioner Kalra visited site and commented that units will have tandem parking and two additional stories above, and asked if consideration had been given for side-by-side parking. Applicant noted slightly over parked and CC & RS would clearly state parking

situation. Commissioner Kinman asked about the nature of the trash enclosure and whether laundry facilities included and whether units would be owner occupied. Applicant confirmed. Staff confirmed for Commissioner Kinman the relative square footage for private versus common open space versus the Guidelines. In response to Commissioner Zito, staff clarified setbacks from single-family houses to the south and that 5-foot setback is to the one-story garage, and 20 feet for living area. In response to Commissioner Jensen, staff clarified that conditions for a construction liaison would occur through the PD permit phase and additional noticing would occur. Commissioner Kamkar stated too many units on site, and said he would not be able to support the project and moved to not recommend approval (deny) the application, seconded by Commissioner Zito. Commissioner Kamkar expressed concerned about tandem parking, and said if lots 6, 7, 8, 9 were eliminated, then width could be given to create more open space, more living space. Commissioner Kamkar explained he understands that would take away from total number of units, but project needs more open space and driveway is too narrow, and not good design although it is a difficult site. Commissioner Kalra stated Commission could find a way to move forward by limiting number units...for example, up to 10 units instead of 14.

Deputy Director stated that Commission should focus on issues that are of concern, such as amount of open space and/or parking on site. Commissioner Kamkar withdrew motion, Zito seconded. Commissioner Kinman stated she has a concern about number of rooms used for sleeping is really higher, with greater need for parking. Zito moved approval of up to 13 units with a minimum 50% or more have double-wide garages; 400 square foot private open per unit from Guidelines; to 'increase' setbacks along perimeter near single-family homes. Deputy Director suggested specific setback and Zito recommended minimum of 10 foot setback. Commissioner Kamkar recommended 30% only tandem. Commissioner Zito concurred and amended to 30%. Commissioner Kinman commented 30% too harsh, and that 50% is appropriate. Commissioner Kamkar and Zito removed amendment and Commissioner Campos repeated motion: 1 detached unit, up to 13 attached units, minimum 50% side-by-side garages, minimum 10 foot first floor setback near single-family units, minimum of 400 square feet private open space per unit, minimum 1000 square feet common open space.

- d. [PDC03-108](#). Planned Development Rezoning from A(PD) Planned Development Zoning District on 101-acres, IP-Industrial Park Zoning District on 19-acres and A-Agriculture Zoning District on .76-acres to A(PD) Planned Development Zoning District to allow up to 2,818 residential units and up to 365,622 square feet of commercial/industrial uses on an approximately 120 gross acre site, located on both sides of Berryessa Road, between the Union Pacific Railroad Right-of-Way to the east and the Coyote Creek to the west, north of Mabury Road. (1590 BERRYESSA RD) (The Flea Market Inc, Owner/ Developer). Council District 4. SNI: None. CEQA: Environmental Impact Report. [Continued from 5-30-07](#).

RECOMMENDED APPROVAL (4-2-1; CAMPOS AND KALRA OPPOSED, PLATTEN ABSENT) WITH RECOMMENDED DIRECTION TO THE CITY COUNCIL TO CONSIDER FOLLOWING ITEMS IN MAKING ITS DECISION:

- 1. Development of a City strategy to assist in finding a new site for the Flea Market;**
- 2. Implementation of Green Building practices within the project;**
- 3. A City Council Study Session on the issues related to the development and potential relocation of the Flea Market;**
- 4. A requirement for affordable housing within the project, in spite of the project not being located within a Redevelopment Area.**

5. **Further meetings with representatives of the East Side Union High School District to clarify the implications of the proposed development on the capacity of the schools in the District;**
6. **Inclusion of an appropriate balance of housing and retail to minimize the fiscal impact on the City of providing services for additional housing;**
7. **Inclusion of water conservation measures to reduce potable water demand; and**
8. **Consideration of the concerns raised in the attached July 18, 2007 letter from Citizens for Environmental and Economic Justice (CEEJ).**

Staff gave brief overview of the City's responses to items raised by the Planning Commission when the project was initially heard at the May 30, 2007 Planning Commission.

Erik Schoennauer, a representative of the applicant, the Flea Market, Inc., gave an overview of the project, speaking about the "extraordinary public benefits" of the project including the importance of the project in achieving federal funding for the BART extension project, with other benefits to include the proposed riparian open space and parks, the new elementary school, the interchange improvements at US 101/Old Oakland Road, the variety of housing types proposed, and the Green Building measures that would be implemented.

Mr. Schoennauer indicated that they were actively searching for a new location for the Flea Market and that they intended to prepare a response to a request for qualifications to the County of Santa Clara regarding the potential use of the County Fairgrounds. He stated it was his understanding that the County Board of Supervisors would not make a decision on the issue until the spring of 2008. He also indicated that they were exploring sites in Morgan Hill and have had discussion with the City of San José regarding a city-owned site. He indicated that the Council's approval of the proposed residential project will improve their ability to secure a new location for the Flea Market site as the proceeds from the sale of all or a portion of the site are needed to purchase a new location. He estimated that a site of 75 acres is needed to run a Flea Market of a comparable scale to the existing operation, which is currently oversized at 120 acres.

The Planning Commission then heard public testimony. In summary, those speaking in support of the project included representatives of the Silicon Valley Chamber of Commerce, Silicon Valley Leadership Group, and the Santa Clara Valley Housing Action Coalition, with reasons stated for their support including the need to demonstrate sufficient density adjacent to BART stations in order to acquire the needed funding for the BART project, which is of regional importance; the need for housing, the lack of which was identified as a major impediment to future economic growth in San José and the region, and that the proposed project takes advantage of a great opportunity for Smart Growth/Transit-Oriented Development.

Representatives of two developers of affordable housing also spoke in support of the project, indicating that the project's location, density and amenities will make it a potentially attractive site for an affordable housing development. The representative from Bridge Housing indicated that she had informally discussed the site's potential for affordable housing with the applicant, and indicated that the future housing would likely be relatively more affordable than housing in other areas of San José.

Concerns regarding the project were received from approximately twenty neighborhood residents and members of the Berryessa Citizens Action Council, Citizens for Environmental and Economic Justice and the Flea Market Merchant's Association, who were either opposed to the project or called first for

the relocation of the Flea Market to a new location. The most frequently stated concern was that approval of the rezoning would result in the eventual closure of the Flea Market. Speakers indicated the Flea Market is important to the City economically as it employs a large number of people, many of which rely upon the Flea Market for their livelihood is a major attraction and it is something that San José is well known. It was stated that the Flea Market is relied upon by low-income residents for the purchase of affordable new and second hand goods and as a result the loss of the Flea Market would particularly impact the poor, and that the loss of the jobs will result in an increase in homelessness, crime and gang activity. It was stated that the Flea Market has served as a “trampoline” for new entrepreneurs who establish businesses at the Flea Market and are able to eventually move to a more permanent location. It was expressed that there should be more support from the City to support an existing City business or actively assist the Flea Market in finding a new location within San José.

Concerns were also expressed regarding the traffic impacts of the project and that the proposed road improvements and lane widening were not sufficient. A member of the community suggested that the project be conditioned so that development not be permitted until construction of the BART project and that the developer be required to dedicate land to VTA for the purposes of the Berryessa BART Station.

Concerns were also expressed with the lack of any affordable housing proposed and the need to require Green Building requirements on the future development. Staff indicated that the proposed project is not within the boundaries of a Redevelopment area and that the project would be strongly encouraged to obtain LEED certification, but that it is not the current policy of the City of San José to mandate the obtainment of LEED certification for private development and that therefore, no such requirement is proposed as part of the PD Zoning requirements. Staff noted that the Council would have the option of requiring a certain level of certification if they determine it to be necessary. Staff indicated that the City standards for Green Building will likely be refined by the time specific development is proposed.

In response to Commissioner inquiry, the applicant indicated that they were not agreeable to committing that a certain number of units be reserved for affordable housing. Mr. Schoennauer indicated that it would not be equitable to make such a requirement on this site but not other residential projects in the area. He also indicated that imposing triggers on the project that would limit development until further funding or construction of BART is not necessary, as the traffic mitigation imposed on the project does not assume BART is constructed. He stated his opinion that restrictions on the property with respect to affordability requirements and/or development triggers would likely delay the eventual sale of the property, which is needed for the purposes of acquiring a new site on which to relocate the Flea Market. He stated that the site was an appropriate location for high density housing regardless of whether BART exists.

A representative of the VTA spoke in response to Commission questions, confirming that the project would contribute towards achieving the MTC thresholds for units in the vicinity of planned BART stations which is used to demonstrate the ridership potential of proposed transit projects for the purposes of obtaining federal funds.

In response to Commissioner Zito, the applicant presented information regarding a meeting on June 22, 2007 between the applicant and the Superintendent of the East Side Union High School District which had been requested by the Planning Commission as part of their direction when it deferred the item on May 30, 2007. The Commission had expressed concerns regarding the accuracy of the student generation rate of .02 (2 per 100 units) that was used in the Environmental Impact Report as well as the cumulative impact of recent residential development in the area. The applicant stated he had provided information on the type of units that would be constructed and when there would likely be

any students coming out of the area, and had presented information to the District that the project's student generation rate was more likely in the range of .05 (5 students per 100 units) and .1 (10 students per 100 units). He presented information from a February 2007 report from the District's Demographic Sub Committee which indicated that while some schools were at or above capacity, there was existing capacity at some schools including at Independence High School. The Planning Director concurred that given the length of time before development would occur and the high-density nature of the project, the East Side Union School District would not be substantially impacted by the project. Staff indicated that they had yet to receive an updated response from the District regarding the meeting and concerns they have regarding the project.

During discussion, the Commissioners also raised the concern with the potential development of the site as proposed, without more certainty as to when or if the BART extension is constructed. The City Attorney indicated that it is not the City's practice to impose constraints on development that do not correspond with the need to mitigate certain environmental impacts. She noted that as the proposed project was evaluated without BART, there would not be any basis for linking development entitlements with the timing of the BART project, as it is not a required mitigation measure to address the traffic impacts of the project.

Commissioner Zito made a motion to recommend approval of the project with a recommendation that the Council take into consideration the items of concern expressed by the Commission during its discussions, and including those points raised by citizens for Environmental and Economic Justice.

Two Commissioners stated they were still in opposition to the proposed motion (Commissioners Campos & Kalra) with concerns specifically that the City Council action should await completion of further study of the housing needs near the proposed BART stations to confirm the need for a project of the proposed density and to allow time for the City to work with the applicant to identify an alternative site for the Flea Market or to develop a program for the assistance of Flea Market vendors that would be displaced as a result of the development of the proposed project; that the project should include a plan for the relocation of the Flea Market to a new location in San José, given the potential loss of 2000-jobs and that it is a unique cultural resource that has taken years to create; and that the City should require that the project include affordable housing or the applicant should be willing to commit to the provision of some level of affordable housing as part of the project. Commissioners Campos & Kalra noted that they are generally in favor of higher density transit-supportive mixed use development, but they wanted more certainty regarding the relocation of the Flea Market and proportion of affordable housing.

5. PETITIONS AND COMMUNICATIONS

- a. Public comments to the Planning Commission on nonagendized items. Please fill out a speaker's card and give it to the technician. Each member of the public may address the Commission for up to three minutes. The commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Planning Commission is limited to the following options:
 1. Responding to statements made or questions posed by members of the public; or
 2. Requesting staff to report back on a matter at a subsequent meeting; or
 3. Directing staff to place the item on a future agenda.

6. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES

7. GOOD AND WELFARE

a. Report from City Council – none.

b. Commissioners' reports from Committees:

- Norman Y. Mineta San Jose International Airport Noise Advisory Committee (Campos). no meeting
- Coyote Valley Specific Plan (Platten on vacation)
- Parks Funding Subcommittee (Zito)

Coming back with ideas for surveys while waiting for Council direction.

c. Review of synopsis

No synopsis

d. Consider study session dates and/or topics

Commission requested study session with Public Works staff on Street Vacation process for August 8, 2007, from 5 to 6:30 pm.

8. ADJOURNMENT

2007 PLANNING COMMISSION MEETING SCHEDULE

Date	Time	Type of Meeting	Location
January 31	6:30 p.m.	Regular Meeting	Council Chambers
Mon. February 12	6:30 p.m.	Regular Meeting	Council Chambers
February 28	6:30 p.m.	Regular Meeting	Council Chambers
March 14	5:00 p.m.	<i>Study Session</i>	T-332
		<i>Coyote Valley Specific Plan EIR</i>	
March 14	6:30 p.m.	General Plan & Regular Meeting	Council Chambers
March 28	5:00 p.m.	<i>Study Session</i>	T-332
		<i>Meeting Procedures and Commission Role</i>	
March 28	6:30 p.m.	General Plan & Regular Meeting	Council Chambers
April 11	5:00 p.m.	<i>Study Session</i>	T-332
		<i>Early Public Outreach for General Plan Update</i>	
April 11	6:30 p.m.	Regular Meeting	Council Chambers
April 25	5:00 p.m.	<i>Study Session</i>	T-332
		<i>Level of Service Policy</i>	
April 25	6:30 p.m.	General Plan & Regular Meeting	Council Chambers
May 2	5:00 p.m.	<i>Study Session</i>	T-1654
		<i>Review Capital Improvement Program</i>	
May 2	6:30 p.m.	General Plan & Regular Meeting	Council Chambers
May 16	6:00 p.m.	<i>Study Session</i>	T-332
		<i>Sunshine Reform Task Force Recommendations</i>	
May 16	6:30 p.m.	Regular Meeting	Council Chambers
May 30	5:00 p.m.	<i>Study Session</i>	T-332
		<i>Economic Development/Retail Strategy</i>	
May 30	6:30 p.m.	Regular Meeting	Council Chambers
Mon., June 11	6:30 p.m.	Regular Meeting	W-118 / 119 / 120
June 27	5:00 p.m.	<i>Joint Study Session w/Parks Commission</i>	W-120
		<i>Riparian Corridor issues</i>	
June 27	6:30 p.m.	Regular Meeting	Council Chambers
July 18	6:30 p.m.	Regular Meeting	Council Chambers
August 8	6:30 p.m.	Regular Meeting	Council Chambers
August 22	6:30 p.m.	Regular Meeting	Council Chambers
September 12	6:30 p.m.	Regular Meeting	Council Chambers
September 26	6:30 p.m.	Regular Meeting	Council Chambers
October 10	6:30 p.m.	Regular Meeting	Council Chambers
October 24	6:30 p.m.	Regular Meeting	Council Chambers
November 7	6:30 p.m.	Regular Meeting	Council Chambers
November 14	6:30 p.m.	Regular Meeting	Council Chambers
November 28	6:30 p.m.	Regular Meeting	Council Chambers
December 5	6:30 p.m.	Regular Meeting	Council Chambers



PLANNING COMMISSION

SPECIAL MEETING

Wednesday, July 18, 2007

No earlier than 8:30 p.m.

Council Chambers

First Floor, City Hall Wing

200 East Santa Clara Street
San Jose, California

Agenda:

- 1) Elect a new Commission Chair
- 2) Elect a new Commission Vice Chair

Xavier Campos, Chair
James Zito, Vice-Chair

Christopher Platten Ash Kalra
Randi Kinman
Matt Kamkar Lisa Jensen

Joseph Horwedel, Director
Planning, Building and Code Enforcement