



## **PLANNING COMMISSION SYNOPSIS**

**Wednesday, March 23, 2005**

6:00 p.m. Regular & General Plan Meeting  
Council Chambers, Room 205, City Hall

801 North First Street  
San Jose, California

**Bob Levy, Chair**  
**Bob Dhillon, Vice-Chair**

**Xavier Campos    Jay James**  
**Dang T. Pham**  
**Christopher Platten    James Zito**

**Stephen M. Haase, 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) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. 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 **Bob Levy** 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 **March 23, 2005**. Please remember to turn off your cell phones and pagers. If you want to address the Commission, **fill out a speaker card (located on the table by the door or at the technician's station), and give the completed card to the technician. Please include the agenda item number for reference.**

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.

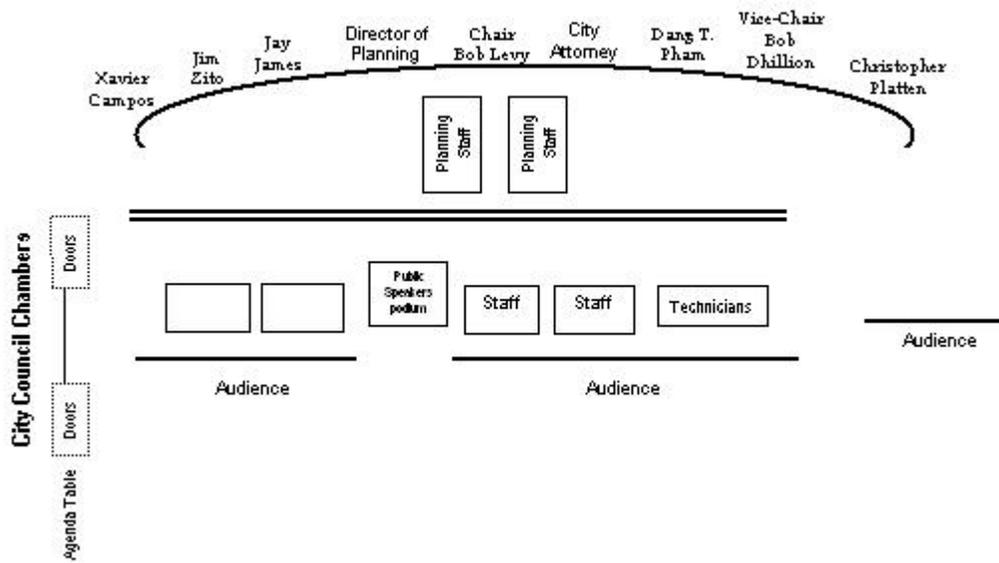
**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Planning Commission's action on rezoning, prezonings 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 changes, please contact Olga Guzman at [olga.guzman@sanjoseca.gov](mailto: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 2<sup>nd</sup> and 4<sup>th</sup> Wednesday at 6 p.m., unless otherwise noted. The remaining meeting schedule is attached to this agenda and the annual schedule is posted on the web at <http://www.sanjoseca.gov/planning/hearings/index.htm> Staff reports, etc. are also available on-line. If you have any questions, please direct them to the Planning staff at (408) 277-4576. 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 WERE PRESENT, EXCEPT PHAM ARRIVED AT CONSENT CALENDAR.*

**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. 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. **GP04-02-03**. GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Industrial Park to Industrial Park with Mixed Industrial Overlay for property located on the southwest corner of Hellyer Avenue and Embedded Way on an approximately 16.66-acre site. (Carl Berg, Owner and Applicant). Council District: 2. CEQA: Mitigated Negative Declaration Pending.

**DROP AND RENOTICE FOR SPRING GENERAL PLAN HEARING  
(6-0-1; PHAM ABSENT)**

- b. **PDC05-004**. Planned Development Rezoning from (IP) Industrial Park Zoning District to IP (PD) Planned Development District to allow indoor recreational uses in an existing 246,302 square-foot industrial building on an approximately 16.4 gross-acre site, located on the southwest corner of Hellyer Avenue and Embedded Way (Branham Way East) (800 EMBEDDED WY) (Mission West Properties L.P., Owner). Council District 2. SNI: None. CEQA: Mitigated Negative Declaration.

**DROP AND RENOTICE FOR SPRING GENERAL PLAN HEARING  
(6-0-1; PHAM ABSENT)**

- c. **GP04-07-03**. GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Light Industrial to Light Industrial with Mixed Industrial Overlay for the property located on the east side of Senter Road, approximately 200 feet northwesterly of Quinn Avenue on a 3.86-acre site. (Victor J. LoBue, The LoBue Living Trust, Owner/Aaron Barger, Green Valley Corporation dba Barry Swensen Builder, Applicant). Council District: 7. CEQA: Mitigated Negative Declaration Pending.

**DROP AND RENOTICE FOR SPRING GENERAL PLAN HEARING  
(6-0-1; PHAM ABSENT)**

### 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. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.**

- a. [PDC 04-082](#). Planned Development Rezoning from R-1-8 Residence Zoning District to A(PD) Planned Development Zoning District and subsequent subdivision to allow one existing and one new single-family detached residence on a 0.39 gross acre site, located on the west side of Clark Avenue approximately 390 feet southeasterly of Willow Street (1147 CLARK ST) (Palacios Reyes Et Al, Owner). Council District 6. SNI: None. CEQA: Exempt.

#### RECOMMEND APPROVAL (7-0)

*COMMISSIONER ZITO ASKED WHETHER STAFF BELIEVED PROPOSED PROJECT CONFORMED TO FLAG LOT POLICY WITH ONLY A 15-FOOT REAR SETBACK ON LOT A, AND STAFF CLARIFIED THAT THE PROJECT IS GENERALLY IN CONFORMANCE WITH POLICY, WITH LARGE REAR YARDS IN OTHER DIMENSIONS.*

- b. [PDC 04-086](#). Planned Development Rezoning from A(PD) Planned Development, R-2(PD), CN(PD), and LI(PD) to A(PD) Planned Development Zoning District to allow 2,000 square feet for office use in conjunction with an existing mini-storage facility on a 3.33 gross acre site, located on the north side of San Carlos Street approximately 340 feet westerly of Meridian Avenue (1441 W SAN CARLOS ST) (Chaboya Ranch, Casa De Mini Storage, Owner). Council District 6. SNI: Burbank/Del Monte. CEQA: Exempt.

#### RECOMMEND APPROVAL (7-0)

**The following items are considered individually.**

### 4. PUBLIC HEARINGS

- a. Modification to the [Street Naming and Street Name Change Policy](#) to expand the review process and public outreach requirements.

#### APPROVED (7-0)

*COMMISSIONER ZITO EXPRESSED CONCERN REGARDING PROPOSAL FOR VERIFICATION OF SIGNATURES USING COPIES OF UTILITY BILLS. CITY ATTORNEY INDICATED PLANNING COMMISSION COULD RECOMMEND ALTERNATIVE VERIFICATION METHOD. COMMISSIONER JAMES QUESTIONED WHETHER TWO PUBLIC MEETINGS WOULD BE HELD. DEPUTY HORWEDEL CLARIFIED THAT PROPONENT OF STREET NAME CHANGE WOULD HOLD FIRST MEETING PRIOR TO FORMAL APPLICATION.*

*COMMISSIONER JAMES MOVED RECOMMENDATION OF REVISION OF POLICY AND COMMISSIONER ZITO ASKED FOR FRIENDLY AMENDMENT TO RECOMMEND ALTERNATIVE METHOD TO GUARANTEE SIGNATURES THAT MIGHT BE LESS INVASIVE. NO AMENDMENT WAS INCLUDED BY COMMISSIONER JAMES. COMMISSIONER LEVY CONCURRED THAT ISSUE OF GUARANTEE OF SIGNATURE VERY IMPORTANT, BUT THAT THE CITY SHOULD BE CAUTIOUS ABOUT INVASION OF PRIVACY. DEPUTY HORWEDEL INDICATED THOSE COMMISSIONER CONCERNS WOULD BE INCLUDED IN THE TRANSMITTAL OF COMMISSION COMMENTS TO THE CITY COUNCIL.*

- b. [PDC04-075](#). Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow a religious assembly use consisting of a child and youth family center in existing buildings on a 7.64 gross acre site, located at/on the north side of Nortech Parkway, approximately 310 feet easterly of Disk Drive (161 NORTECH PY) (Nortech Ventures Llc, Owner). Council District 4. SNI: None. CEQA: Negative Declaration.

#### **RECOMMEND APPROVAL (7-0)**

*ADJACENT BUSINESS OPERATORS EXPRESSED CONCERN REGARDING MORE CHILDREN IN AREA, POSSIBLE NEED FOR MORE POLICING, AND THE POTENTIAL FOR A LESS PROFESSIONAL ATMOSPHERE, WHICH COULD AFFECT MARKETABILITY FOR FUTURE TENANTS. COMMISSIONER ZITO ASKED FOR STAFF CLARIFICATION ON PROPOSED HOURS OF OPERATION, WHICH STAFF NOTED WERE RESTRICTED TO EVENINGS AND WEEKENDS.*

*IN RESPONSE TO COMMISSIONER JAMES, THE APPLICANT CLARIFIED TYPES OF PROGRAM ELEMENTS WHICH WOULD OCCUR AT THE SITE, AND THAT PROGRAM HAD BEEN RUNNING 6 TO 7 YEARS FOR A COUPLE NIGHTS A WEEK AND ON SUNDAYS, AND THAT SAN JOSE POLICE OFFICERS ARE ON-SITE FOR SUNDAY TRAFFIC AND PARKING, BUT YOUTH FOR CHILDREN ACTIVITIES HAD NOT BEEN INVOLVED IN POLICE ACTION. STAFF COMMENTED NO COMPLAINTS FROM YOUTH ACTIVITIES ON-SITE HAD BEEN RECEIVED.*

*COMMISSIONER ZITO INQUIRED ABOUT CURRENT ATTENDANCE LEVELS FOR CHILDREN, AND APPLICANT CLARIFIED EXISTING SANCTUARY SIZE WOULD BE UPPER LIMIT ON FAMILY ATTENDANCE, WITH YOUTH PROGRAM JUST SUPPORTIVE OF CONGREGATION, AND GIVEN THAT*

*LARGE BUILDING, THE PROPOSAL FOR 1640 CHILDREN ATTENDANCE LIMIT COULD BE ACCOMMODATED, BUT BUILDING DEPARTMENT WOULD ENSURE OCCUPANCY STANDARDS MET IN ROOMS.*

*COMMISSIONER ZITO EXPRESSED CONCERN REGARDING MAXIMUM ATTENDANCE, WHICH MIGHT OCCUR, AND STAFF CLARIFIED THAT STAFF COULD CONTINUE TO WORK WITH APPLICANT AT PD PERMIT STAGE.*

**5. CONTINUATION OF PLANNING COMMISSION WINTER HEARING ON GENERAL PLAN AMENDMENTS FROM MARCH 9, 2005**

**6. GENERAL PLAN CONSENT CALENDAR**

- a. **GP04-04-08**. GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Industrial Park with a Mixed Industrial Overlay to Combined Industrial/Commercial for property located at the south side of Murphy Avenue, approximately 550 feet easterly of the intersection of Murphy Avenue and Oakland Road (1172, 1180, and 1188 Murphy Avenue) on a 4.01-acre site. (Anthony Ho, Applicant/Bob Dhillon, Owner). Council District: 4. SNI: None. CEQA: Mitigated Negative Declaration Pending. Deferred from 3/9/05.

**RECOMMEND APPROVAL (6-0-0-1; DHILLON ABSTAINED)**

- b. **GP04-07-02**. GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Industrial Park with Mixed Industrial Overlay to General Commercial for property located at the northwest corner of the intersection of Story Road and McLaughlin Avenue (1145 Story Road) on a 0.88-acre site. (Kim Nguyen, Owner/Miro Design Group, Applicant). Council District: 7. SNI: None. CEQA: Mitigated Negative Declaration Pending. Deferred from 3/9/05.

**DROP AND RENOTICE FOR SPRING GENERAL PLAN HEARING (6-0-1; PHAM ABSENT)**

*NEGATIVE DECLARATION PROTEST RECEIVED.*

- c. **GP05-T-01**. GENERAL PLAN TEXT AMENDMENT request to revise and update Level of Service Goals and Policies for Library and Solid Waste Management services to align with the City Budget and City Service Area plans. (Staff initiated). Council District: Citywide. CEQA: San Jose 2020 General Plan EIR Resolution No. 65459.

**RECOMMEND APPROVAL (7-0)**

7. **GENERAL PLAN PUBLIC HEARING CALENDAR**

- a. **GP03-07-06**. GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Light Industrial to Medium High Density Residential (12-25 dwelling units per acre) for the property located on the northwesterly side of Lewis Road (265 Lewis Road) approximately 210 feet southwesterly of Garden Avenue on a 5.66-acre site. (Alfred and Carolyn Ferrari, Owners/Core Development Inc., Applicant). Council District: 7. SNI: None. CEQA: Mitigated Negative Declaration Pending. Deferred from 3/9/05.

**RECOMMEND APPROVAL (6-0-1; ZITO OPPOSED)**

*THE MAJORITY OF THE PLANNING COMMISSIONERS EXPRESSED SUPPORT FOR THE PROPOSED GENERAL PLAN AMENDMENT TO ALLOW RESIDENTIAL USES, NOTING THAT RESIDENTIAL USES ON THE SITE WOULD BE COMPATIBLE WITH THE RESIDENTIAL USES TO THE NORTH, EAST, AND SOUTH. THEY ACKNOWLEDGED THAT THE CURRENT CONDITION ON THE SITE IS LESS THAN DESIRABLE TO THE RESIDENTIAL NEIGHBORS, AND A RESIDENTIAL DEVELOPMENT WOULD SOLVE THAT PROBLEM. THE MAJORITY OF COMMISSIONERS ALSO BELIEVED THE PROPOSED AMENDMENT MET THE FRAMEWORK CRITERIA FOR CONVERSION OF EMPLOYMENT LANDS IN THE MONTEREY CORRIDOR SUBAREA. ALTHOUGH THE COMMISSIONERS ACKNOWLEDGED THAT INDUSTRIAL CONVERSIONS LIKE THIS ONE COULD LEAD TO ADDITIONAL INDUSTRIAL CONVERSIONS ON NEARBY PROPERTIES, THE MAJORITY OF COMMISSIONERS DIDN'T THINK IT WOULD BE THE CASE HERE. THE COMMISSIONERS THEN EXPRESSED THEIR PREFERENCE TO HAVE A PARK ON THE SITE AND DISCUSSED THE FEASIBILITY OF ACHIEVING IT.*

*COMMISSIONER LEVY STATED THAT HE WAS TORN BY THE PROPOSED GENERAL PLAN AMENDMENT. ON THE ONE HAND, THE FRAMEWORK INDICATES THAT INDUSTRIAL USES SHOULD BE PRESERVED IN THIS SUBAREA (MONTEREY CORRIDOR 2), AND HE WAS CONCERNED ABOUT THE CONTINUED EROSION OF INDUSTRIAL USES. ON THE OTHER HAND, THE EXISTING USE IS A NUISANCE, AND THE NEIGHBORS EXPRESSED THE NEED FOR A PARK. HE BELIEVED THAT THE COMMISSION SHOULD CONSIDER THE PROPOSED GENERAL PLAN AMENDMENT AS AN OPPORTUNITY TO IMPROVE THE SITE.*

*REFERENCING THE CRITERIA IDENTIFIED IN THE FRAMEWORK, COMMISSIONER JAMES COMMENTED ON THE PROPOSED AMENDMENT: 1) CONVERTING THE SITE TO RESIDENTIAL USE WOULD COMPLETE THE TRANSITION BETWEEN INDUSTRIAL AND RESIDENTIAL USES; 2) A NEW RESIDENTIAL USE WOULD PROVIDE A NEW BUFFER; 3) THIS WOULD BE A SMART GROWTH PROJECT BECAUSE IT WOULD OFFER A TEACHER HOME-BUYING PROGRAM; AND 4) THE PROJECT WOULD AID IN REVITALIZING A*

*DECLINING NEIGHBORHOOD, BECAUSE THE PROPOSED DEVELOPMENT WOULD CONTINUE CURRENT IMPROVEMENTS IN THE AREA.*

*COMMISSIONER DHILLON SAID THAT HE AGREED WITH THE APPLICANT ON THE ISSUES DISCUSSED IN THE APPLICANT'S LETTER TO THE PLANNING COMMISSION. THE SITE HAS BEEN VACANT THROUGH THE ECONOMIC BOOM. HE BELIEVED THE DEVELOPMENT WOULD BENEFIT TEACHERS IN THE AREA.*

*COMMISSIONER ZITO HAD CONCERNS ABOUT THE CURRENT CONDITION OF THE PROPERTY, BUT QUESTIONED WHETHER A RESIDENTIAL DEVELOPMENT IS THE RIGHT SOLUTION. HE STATED THAT WE SHOULD NOT REWARD THE PROPERTY OWNER, WHO HAS NEGLECTED THE PROPERTY, BY APPROVING THE GENERAL PLAN AMENDMENT. COMMISSIONER ZITO SUPPORTED STAFF'S RECOMMENDATION. HE EXPLAINED THAT THE PLANNING COMMISSION HAD REQUESTED DIRECTION FROM THE CITY COUNCIL IN EVALUATING INDUSTRIAL CONVERSION TO RESIDENTIAL USES. NOW THAT GUIDANCE HAS BEEN PROVIDED, HE IS CONCERNED ABOUT GOING AGAINST IT BY RECOMMENDING APPROVAL OF THE PROPOSED GENERAL PLAN AMENDMENT.*

*COMMISSIONER CAMPOS SAID THIS AREA HAS A HIGH RATE OF TURNOVER OF SMALL BUSINESSES. THESE BUSINESSES ARE UNSTABLE AND SOME DO NOT LAST. HE BELIEVED THE PROPOSED GENERAL PLAN AMENDMENT MEETS THE FOUR CRITERIA ESTABLISHED IN THE FRAMEWORK TO BE CONSIDERED FOR INDUSTRIAL LAND CONVERSION. HE STATED THAT A FUTURE HOUSING DEVELOPMENT WOULD BE AN INFILL PROJECT AND IT WOULD BE CONSISTENT WITH THE CITY'S SMART GROWTH POLICIES.*

*COMMISSIONER LEVY ASKED STAFF FROM THE PARKS, RECREATION AND NEIGHBORHOOD SERVICES DEPARTMENT (PRNS) WHETHER IT WOULD BE POSSIBLE TO CREATE A PARK ON THE SUBJECT SITE. PRNS STAFF RESPONDED THAT THE SUBJECT SITE IS VERY NARROW. IDEALLY, PRNS WOULD PREFER TO PURCHASE ADDITIONAL PROPERTIES ON BOTH SIDES OF THE SUBJECT SITE TO CREATE A ONE-ACRE PARK.*

*A SUPPLEMENTAL MEMO DATED MARCH 23, 2005 AND A LETTER FROM THE APPLICANT WERE DISTRIBUTED TO THE PLANNING COMMISSION BEFORE THE HEARING. THE SUPPLEMENTAL MEMO PROVIDES STAFF'S RESPONSE TO THE MAJOR ISSUES RAISED IN THE APPLICANT'S LETTER AND A SUMMARY OF PUBLIC COMMENTS RECEIVED AT THE COMMUNITY MEETING ON MARCH 16, 2005, AS WELL AS A COPY OF THE MITIGATED NEGATIVE DECLARATION THAT WAS INADVERTENTLY NOT ATTACHED TO THE ORIGINAL STAFF REPORT.*

8. **APPROVAL OF PLANNING COMMISSION WINTER HEARING ON GENERAL PLAN AMENDMENTS FROM MARCH 9 AND 23, 2005**

9. **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.
- b. Distribution of Draft Environmental Impact Report for **NORTH SAN JOSÉ DEVELOPMENT POLICIES UPDATE PROJECT** for a General Plan Text Amendment, (GPT04-04-06a and GPT04-04-06b), General Plan Land Use / Transportation Diagram Amendment (GP04-04-06a and GP04-04-06b), revision of the North San Jose Area Development Policy and revision to the North San Jose Deficiency Plan to allow intensification of development within the Rincon de Los Esteros Redevelopment Area in the north part of the City including potential development of up to 26.7 million square feet of new industrial/office/R&D building space, 32,000 new dwelling units and 1.7 million square feet of commercial space. The project area is generally bounded by Interstate 880 to the south and east, Route 87 and the Guadalupe River to the West and by Highway 237 to the north. (SCH #2004102067).

10. **REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES**

11. **GOOD AND WELFARE**

- a. Report from City Council  
  
*NONE*
- b. Commissioners' reports from Committees:

- Norman Y. Mineta San Jose International Airport Noise Advisory Committee (James).

*COMMISSIONER JAMES COMMENTED NUMBER OF INCURSIONS INTO AIRPLANE CURFEW HOURS DROPPED DRAMATICALLY FROM LAST YEAR, RESULT OF NEW \$2500 CHARGE WHICH CAN BE LEVIED BY CITY, AND NOISE MONITORING STAFF NOW HOUSED AT AIRPORT.*

- Coyote Valley Specific Plan (Platten)

*COMMISSIONER PLATTEN NOTED RECENT TASK FORCE MEETING FOCUSED ON EIR PROCESS, AND THAT A SIGNIFICANT EFFORT WILL BE REQUIRED TO BALANCE COYOTE PLAN CONCEPTS AGAINST ENVIRONMENTAL.*

c. [Review of synopsis](#)

- d. Confirm cancellation of PC 4/13, and reschedule Study Session and Regular Meeting to Monday, April 11, 2005.

*ADDED APRIL 11<sup>TH</sup> HEARING*

**12. ADJOURNMENT**

## 2005 PLANNING COMMISSION MEETING SCHEDULE

January 12	5:00 p.m. - 6:00 p.m.	<i>Study Session</i>	Room 400
		<i>Discussion of Meeting Logistics</i>	
January 12	6:00 p.m.	Regular Meeting	Council Chambers
January 26	6:00 p.m.	Regular Meeting	Council Chambers
Monday, February 7	4:45 p.m.	<i>Study Session</i>	Room 400
		<i>Discussion of Jobs/Housing Imbalance</i>	
Monday, February 7	6:00 p.m.	Regular Meeting	Council Chambers
February 23	6:00 p.m.	Regular Meeting	Council Chambers
March 9	4:45 p.m.	<i>Study Session</i>	Room 400
		<i>Discussion of General Plan Amendments/development projects</i>	
March 9	6:00 p.m.	General Plan/Regular Meeting	Council Chambers
March 23	6:00 p.m.	General Plan/Regular Meeting	Council Chambers
Monday, April 11	4:45 p.m.	<i>Study Session</i>	Room 400
		<i>Discussion of Alcohol sales</i>	
Monday, April 11	6:00 p.m.	Regular Meeting	Council Chambers
April 27	6:00 p.m.	Regular Meeting	Council Chambers
Monday, May 2	4:45 p.m.	<i>Study Session</i>	Room 400
		<i>Review CIP</i>	
Monday, May 2	6:00 p.m.	Regular Meeting	Council Chambers
May 11	4:45 p.m.	<i>Study Session</i>	Room 400
		<i>Discussion of Parks planning strategy (Joint session with Parks Commission)</i>	
May 11	6:00 p.m.	Regular Meeting	To be determined
May 25	6:00 p.m.	Regular Meeting	Council Chambers
June 8	6:00 p.m.	Regular Meeting	Council Chambers
June 22	6:00 p.m.	Regular Meeting	Council Chambers
July 13	6:00 p.m.	Regular Meeting	Council Chambers
July 27	6:00 p.m.	Regular Meeting	Council Chambers
August 10	6:00 p.m.	Regular Meeting	Council Chambers
August 24	6:00 p.m.	Regular Meeting	Council Chambers
September 14	6:00 p.m.	Regular Meeting	Council Chambers
September 28	6:00 p.m.	Regular Meeting	Council Chambers
October 12	6:00 p.m.	Regular Meeting	Council Chambers
October 26	6:00 p.m.	Regular Meeting	Council Chambers
November 9	6:00 p.m.	Regular Meeting	Council Chambers
November 16	6:00 p.m.	Regular Meeting	Council Chambers
December 7	6:00 p.m.	Regular Meeting	Council Chambers