



PLANNING COMMISSION SYNOPSIS

Thursday, June 2, 2005

5:00 PM STUDY SESSION
Room 106E

Discussion of Jobs/Housing/Transportation Policy Update

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 **Thursday, June 2, 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:

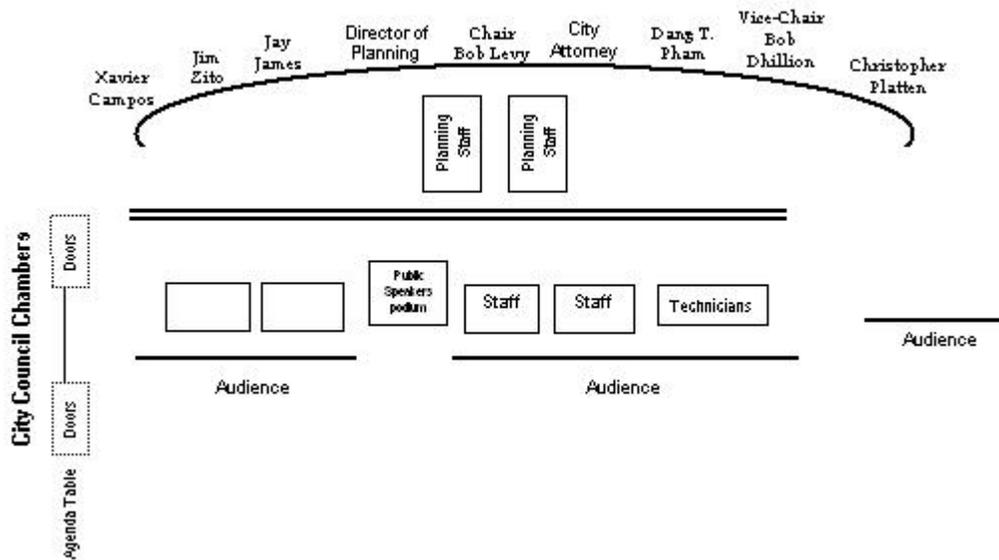
- After the staff report, applicants and appellants may make a 5-minute presentation.
- The chair will call out names on the submitted speaker cards in the order received.
- As your name is called, line up in front of the microphone at the front of the Chamber. Each speaker will have two minutes.
- After 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, 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 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, DHILLON ABSENT

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.

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. **CP04-102**. Conditional Use Permit to allow the addition of a car wash to an existing gas station on a 0.68 gross acre site in the CN Neighborhood Commercial Zoning District located on northwest corner of Cahalan Avenue and Santa Teresa Boulevard (6095 CAHALAN AV) (Y B M Inc, Owner). Council District 10. SNI: None. CEQA: Exempt.

APPROVED (6-0-1; DHILLON ABSENT)

STAFF RECOMMENDATION WITH CONDITION THAT CAR WASH NOT OPEN UNTIL 8 A.M. AND CLOSE AT 10 P.M. PULLED BY COMMISSIONER ZITO COMMENT ABOUT START TIME – 8 A.M. TO 10 P.M. CAR WASH, ONLY GAS STATION OPENING AT 5 A.M.

The following items are considered individually.

4. PUBLIC HEARINGS

NONE

5. CONTINUE PLANNING COMMISSION SPRING HEARING ON GENERAL PLAN AMENDMENTS FROM MAY 25, 2005

6. **GENERAL PLAN CONSENT CALENDAR**

NONE

7. **GENERAL PLAN PUBLIC HEARING CALENDAR**

- a. Economic Overview Report for the Updates to the Transportation Impact Policy and North San Jose Area Development Policy and adoption of the Downtown Strategy Plan 2000.

STAFF PROVIDED PRESENTATION OF THE ECONOMIC OVERVIEW REPORT.

ACCEPT REPORT (6-0-1; DHILLON ABSENT)

ACCEPT ECONOMIC OVERVIEW REPORT AND FORWARD COMMISSION COMMENTS TO THE CITY COUNCIL.

COMMISSIONER ZITO ASKED HOW THE CITY CAN BE SURE HIGH-DENSITY, LOWER COST HOUSING BUILT IN NORTH SAN JOSE WOULD BENEFIT NSJ BUISNESSES AND SUGGESTED THAT THE CITY EXPLORE WAYS TO OFFER INCENTIVES TO BETTER LINK NSJ HOUSING WITH ITS AREA BUSINESSES' EMPLOYEES. THE PLANNING DIRECTOR RESPONDED THAT WHILE RESTRICTIONS COULD NOT BE APPLIED, THE PRODUCT TYPE OF MID-RISE, SMALLER UNITS, WOULD NOT ATTRACT FAMILIES WITH SCHOOL-AGED CHILDREN, ALTHOUGH THE CITY COULD WORK WITH AREA INDUSTRIES ON POSSIBLE INCENTIVE PROGRAMS, AND NOTED EXPERIENCE WITH EXISTING NORTHPARK PROJECT WITH ONLY 12 SCHOOL-AGED STUDENTS WITH 2000+ UNITS. COMMISSIONER ZITO RAISED A CONCERN THAT DUE TO POTENTIAL GENERAL FUND IMPLICATIONS FROM LARGE NUMBERS OF NEW RESIDENCES IN NORTH SAN JOSE, TRIGGERS FOR PHASING NEW RESIDENTIAL COULD BE APPROPRIATE. THE PLANNING DIRECTOR RESPONDED THAT THE NORTH SAN JOSE POLICY, TO BE DISCUSSED ON JUNE 7TH, DOES INCLUDE TRIGGERS. COMMISSIONER PLATTEN ASKED ABOUT CURRENT STATUS OF "GREEN BUILDING" REQUIREMENTS IN SAN JOSE, AND SUGGESTED A COMPARISON OF PAST ABAG PROJECTIONS AND ACTUAL DEMOGRAPHIC DATA FOR PAST 25 YEARS. THE PLANNING DIRECTOR COMMENTED THAT ALTHOUGH SAN JOSE DOES NOT HAVE A REQUIREMENT FOR LEED BUILDINGS, MEMBERS OF THE PLANNING STAFF ARE RECEIVING TRAINING TO DEVELOP LEED SKILLS AND TO BECOME LEED-CERTIFIED. COMMISSIONER LEVY COMMENDED STAFF FOR BRINGING FORWARD THE THREE POLICIES TOGETHER, BUT COMMENTED A FULL GENERAL PLAN REVIEW WOULD SEEM MORE APPROPRIATE. THE PLANNING DIRECTOR CLARIFIED STAFF FOCUS ON THREE KEY ECONOMIC POLICIES AND WILL BE PROCEEDING WITH FULL GENERAL PLAN UPDATE BETWEEN 2007 TO 2009, AND THAT GENERAL PLAN MAINTENANCE FEE HAD BEEN IMPLEMENTED TO COLLECT REVENUE. COMMISSIONER JAMES STATED HE COULD SEE MOVEMENT IN CITY EFFORTS TOWARD GREEN BUILDINGS, AND ENCOURAGED THE CITY TO TRY TO MOVE FORWARD AND PERHAPS "CODIFY" SOME "GREEN BUILDINGS" CRITERIA.

MEMBERS OF THE PUBLIC EXPRESSED CONCERN ABOUT A CHANGE TO THE LEVEL OF SERVICE POLICY WHICH COULD ALLOW FUTURE SIGNIFICANT DELAYS, ENCOURAGED THE CITY TO MOVE FORWARD ON GREEN BUILDING REQUIREMENTS, COMMENTED RESIDENTS-SERVING RETAIL SUCH AS A NICE GROCERY STORE NEEDED IN NORTH SAN JOSE, AND ENCOURAGED THE CITY TO PURSUE ADDITION OF CULTURAL FACILITIES AS POPULATION IN NORTH SAN JOSE INCREASES. BOB GROSS COMMENDED STAFF ON EFFORTS TO UNDERSTAND GROWTH AND PROVIDE A VISION FOR NORTH SAN JOSE, BUT STRESSED NEED FOR THE CITY TO BE VIGILANT ON WATER ISSUES SUCH AS FLOODING FROM THE GUADALUPE, ABILITY TO PROVIDE WATER TO ALL RESIDENTS, AND TO CONSIDER REQUIREMENT FOR DUAL PLUMBING FOR RECYCLED WATER THROUGHOUT NORTH SAN JOSE. ADDITIONAL PUBLIC TESTIMONY EXPRESSED CONCERN ABOUT ADDING RESIDENCES WITHIN THE NORTH SAN JOSE REDEVELOPMENT AREA, AND COMMENTED HOUSING DESIGN SHOULD ACCOUNT FOR MULTI-GENERATIONAL HOUSEHOLDS.

b. Modifications to the City of San Jose's Transportation Impact Policy (Traffic Level of Service (LOS) Policy).

1. **FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED MODIFICATIONS TO THE CITY OF SAN JOSE'S TRANSPORTATION IMPACT POLICY (PP02-178)**. According to the proposed Traffic Impact Policy, a project's traffic improvements would be unacceptable if future vehicular capacity-enhancing improvements would result in a physical reduction in the capacity and/or a substantial deterioration in the quality (aesthetic or otherwise) of any other planned or existing transportation facilities (such as pedestrian, bicycle and transit systems and facilities). In addition, the City has identified 13 intersections at which vehicular capacity improvements beyond those already built or under construction would result in potentially significant adverse impacts. Therefore, future development projects which result in level of service (LOS) impacts at these intersections would not be required to provide LOS traffic improvements; rather, these projects would be required to provide other improvements to the transportation network. The proposed project will have significant environmental effects regarding traffic, both in the project and the cumulative case (SCH #2002082001)

CERTIFY EIR (6-0-1; DHILLON ABSENT)

PUBLIC TESTIMONY SUGGESTED REOPENING MISSION STREET BETWEEN 8TH AND 10TH STREET, RAISED CONCERNS ABOUT THE POTENTIAL FOR INCREASED CUT-THROUGH TRAFFIC IN AREAS SURROUNDING PROTECTED INTERSECTIONS, AND THAT THIS CUT-THROUGH TRAFFIC NOT ADDRESSED IN EIR, AND THAT FUTURE DEVELOPMENT OF AGRICULTURAL SITE ON WINCHESTER BOULEVARD IN SANTA CLARA COULD IMPACT PROPOSED PROTECTED INTERSECTION AND EIR DID NOT ANALYZE IMPACT. THE ENVIRONMENTAL CONSULTANT RESPONDED THAT THE EIR DOES NOT ADDRESS MITIGATION OF EXISTING CUT-THROUGH TRAFFIC, BUT DOES ESTABLISH PROCESS FOR FUNDING OF TRAFFIC CALMING WITH INPUT OF AREA RESIDENTS NEAR PROTECTED INTERSECTIONS. THE

ENVIRONMENTAL CONSULTANT ALSO COMMENTED THAT REOPENING MISSION STREET WAS NOT INCLUDED IN THE EIR AS IT IS NOT AN ENVIRONMENTALLY-SUPERIOR ALTERNATIVE SINCE IMPROVEMENTS ON SINGLE-FAMILY RESIDENTIAL LOTS COULD NEED TO BE REMOVED, AND THAT THE CITY OF SANTA CLARA HAS NOT HISTORICALLY TRIED TO MEET SAN JOSE'S LOS POLICY IN THEIR DEVELOPMENT DECISIONS.

COMMISSIONER ZITO STATED EIR ADEQUATELY ADDRESSES ISSUES AND THAT THE EIR DOES A GOOD JOB SPECIFICALLY ADDRESSING CUT-THROUGH TRAFFIC AND REQUESTED THAT WHEN INDIVIDUAL PROJECTS COME TO PLANNING COMMISSION, ANALYSIS OF TRAFFIC OPERATIONS WILL STILL BE PROVIDED. COMMISSIONER LEVY CLARIFIED THE POLICY ONLY APPLIES TO LIST OF PROTECTED INTERSECTIONS, TO WHICH STAFF RESPONDED NEW INTERSECTIONS WOULD REQUIRE ADDITIONAL ENVIRONMENTAL REVIEW.

- 2. THE PROPOSED MODIFICATIONS TO THE CITY OF SAN JOSE'S TRANSPORTATION IMPACT POLICY (PP02-178)**, establishing a new "Transportation Impact Policy" and replacing previously adopted Council Policies 5-3, "Transportation Level of Service" and 5-4, "Alternate Traffic Mitigation Measures," and allowing the exemption of certain intersections from traffic mitigation improvements if located within Transit Oriented Development Corridors, Transit Station Areas, Planned Communities, and Neighborhood Business Districts. CEQA: EIR Resolution to be adopted. Council District: Citywide. Planning, Building and Code Enforcement and Department of Transportation.

RECOMMEND APPROVAL (6-0-1; DHILLON ABSENT)

COMMISSIONERS LEVY AND PLATTEN COMMENDED STAFF FOR A "CUTTING EDGE" APPROACH TO LEVEL OF SERVICE IMPACTS, BUT COMMENTED THAT INCREASED FEES FOR PROJECTS WITH MULTIPLE IMPACTED INTERSECTIONS COULD BE APPROPRIATE. STAFF RESPONDED THAT THE FEE IS ACTUALLY BASED ON THE NUMBER OF TRIPS ANTICIPATED FROM THE ENTIRE DEVELOPMENT, NOT JUST THOSE AFFECTING SPECIFIC INTERSECTIONS, AND THAT THE POLICY PROVIDES THAT ADDITIONAL OFFSETTING IMPROVEMENTS MAY BE REQUIRED FOR EXCEPTIONALLY LARGE PROJECTS. CHRIS AUGENSTEIN OF THE VTA COMMENTED THAT THE POLICY WAS A STEP IN THE RIGHT DIRECTION, WOULD PROVIDE GREATER FLEXIBILITY TO RESPOND TO NEIGHBORHOODS, WOULD ALLOW MORE BALANCED TRANSPORTATION SYSTEM BY FUNDING ALTERNATE MODES, WOULD ENCOURAGE INFILL DEVELOPMENT IN APPROPRIATE LOCATIONS, AND RECOMMENDED THE COMMISSION TO SUPPORT THE PROJECT. AREA RESIDENTS EXPRESSED CONCERN THAT FUTURE LONG DELAYS AT FIRST/TAYLOR INTERSECTION EXACERBATED DIFFICULTY EXITING PROPERTY AND WAS A "TAKING". COMMISSIONER ZITO COMMENTED THIS POLICY REPRESENTS THE LESSER OF TWO EVILS, THAT INSTEAD OF TAKING LAND TO WIDEN STREET, CITY LETS LOS WORSEN TO NOT WIDEN STREET. ANOTHER RESIDENT EXPRESSED CONCERN ABOUT INCLUSION OF STEVENS CREEK/WINCHESTER, AS PROTECTED

INTERSECTIONS, NOTING THAT SOME STRETCHES ARE 10 LANES WIDE. STAFF RESPONDED THAT STEVENS CREEK AND WINCHESTER BOULEVARDS ARE BOTH TRANSIT ORIENTED DEVELOPMENT (TOD) CORRIDORS ON THE CITY'S GENERAL PLAN, AND THE INTERSECTION CANNOT BE EXPANDED AND IS BUILT OUT, AND MEETS THE CRITERIA OF THE POLICY. ANOTHER SPEAKER COMMENTED THAT A FIXED NUMBER OF TRIPS COULD BE A BETTER "TRIGGER" FOR DEVELOPER FUNDING OFFSETS THAN THE PROPOSED ½%. STAFF COMMENTED THAT A PERCENTAGE IS APPROPRIATE BECAUSE A FIXED NUMBER WOULD BE A LARGE PORTION OF SOME INTERSECTIONS, AND A SMALL PORTION OF OTHERS. IN RESPONSE TO COMMISSIONER ZITO, THE CITY ATTORNEY CLARIFIED THAT THE POLICY WOULD NOT RESULT IN A "TAKING" OF PROPERTY, AND IN FACT, WOULD GENERALLY NOT ALLOW WIDENING OR "TAKING" OF RIGHT OF WAY.

COMMISSIONER LEVY EXPRESSED CONCERN THAT FUTURE LOS DELAY AT FIRST/TAYLOR INTERSECTION IS PROJECTED TO BE 143 SECONDS, AND ASKED IF THERE SHOULD BE A LIMIT ON DEGRADATION. PLANNING DIRECTOR COMMENTED THAT THE POLICY CREATES TRADE-OFFS TO BALANCE 60+ SECONDS OF ADDITIONAL DELAY IN COMMUTE VERSUS BETTER LIVABILITY IN THE AREAS NEAR PROTECTED INTERSECTIONS AND THAT ANOTHER SAFETY NET IS THAT OTHER 800 INTERSECTIONS IN CITY STILL COVERED BY CITYWIDE LOS POLICY. DEPARTMENT OF TRANSPORTATION (DOT) STAFF COMMENTED THAT NEW TECHNOLOGY IS BECOMING AVAILABLE TO HELP STREAMLINE TRAFFIC OPERATIONS AND THE NORTH CAPITOL CORRIDOR WILL BE A PRIORITY. COMMISSIONER ZITO COMMENTED THAT HE AGREED WITH COMMISSIONER PLATTEN THAT MORE FUNDS FOR OFFSETS COULD BE APPROPRIATE FOR PROJECTS WHICH AFFECT MANY INTERSECTIONS. STAFF INDICATED THAT USING THE TRIPS FROM THE WHOLE PROJECT WAS MORE EQUITABLE, THAT THE FEE HAD BEEN DEVELOPED BASED ON THE HISTORICAL RELATIONSHIP BETWEEN PROJECT SIZE AND TRANSPORTATION IMPROVEMENT COSTS AND THAT THE CITY IS BALANCING NEED TO CONTINUE TO HAVE DEVELOPMENT WITH BENEFIT FROM OFFSET IMPROVEMENTS. COMMISSIONER ZITO FURTHER COMMENTED THAT SMALL PROJECTS SHOULD NOT BE ALLOWED TO GET THROUGH WITHOUT CONTRIBUTION, TO WHICH STAFF RESPONDED THAT THE POLICY PROPOSES LOWERING THRESHHOLD FOR PROTECTED INTERSECTIONS TO ½% TO CAPTURE MORE SMALL PROJECTS.

COMMISSIONER JAMES ASKED HOW CUT-THROUGH TRAFFIC COULD BE IDENTIFIED, TO WHICH DOT STAFF RESPONDED THAT THE TRAFFIC PATTERN IS ESTIMATED FOR PROPOSED PROJECT, THAT THE CITY'S TRAFFIC CALMING PROGRAM CAN TAKE MEASUREMENTS TO ASSESS EXISTING PROBLEMS, THAT NEW POLICY WILL GIVE STAFF A TOOL TO WORK WITH COMMUNITY, AND THAT STRONG NEIGHBORHOOD INITIATIVE (SNI) AREAS HAVE SOME WORK ALREADY DONE FOR AREAS. COMMISSIONER JAMES ASKED WHY ALL TRIPS, INCLUDING AM AND PM WEREN'T USED, TO WHICH STAFF RESPONDED THAT THE WORST CASE

SITUATION IS MOST APPROPRIATE TO USE AND IS SIMILAR TO CITYWIDE POLICY. COMMISSIONER JAMES THEN ASKED ABOUT PROCESS TO ADD NEW INTERSECTIONS TO LIST, AND THE PLANNING DIRECTOR RESPONDED THAT AN EIR WOULD BE REQUIRED WHICH WOULD INCLUDE ANALYSIS OF TRAFFIC FROM ULTIMATE BUILDOUT OF GENERAL PLAN TRAFFIC ON INTERSECTION. COMMISSIONER ZITO AGAIN COMMENTED THAT THE PROPOSED CAP ON FEES PER TRIP COULD PERHAPS BE RAISED TO HELP GENERATE FUNDS GIVEN \$60 MILLION DEFICIT IN GENERAL FUND. THE PLANNING DIRECTOR RESPONDED THAT STAFF BELIEVES LOWERING THRESHHOLD TO ½% WILL GENERATE MORE FUNDS AND THAT CITY NEEDS TO BE RESPONSIBLE TO FINANCES OF PROJECTS. DOT STAFF EXPLAINED OUTREACH PROGRAM FOR POLICY AND COMMENTED COMMUNITY OKAY WITH \$3000 CAP, BUT REALLY WANTED 3.5%/YEAR ESCALATION FACTOR NOW INCLUDED IN POLICY. COMMISSIONER LEVY CONCURRED WITH COMMISSIONER ZITO THAT STAFF RESOURCES TO WORK WITH NEIGHBORHOODS WILL BE STRETCHED AND STAFF SHOULD CONSIDER NOT LIMITING THE MAXIMUM FEE TO \$3000. COMMISSIONER JAMES SUGGESTED THAT THE ½% TRIGGER THRESHHOLD BE USED FOR ALL INTERSECTION LOS IMPACTS, NOT JUST PROTECTED INTERSECTIONS. STAFF RESPONDED THAT USING 1% CITYWIDE STILL ALLOWS SOME SMALLER INFILL DEVELOPMENT TO OCCUR, AND THAT IN THE FUTURE, IT COULD BE APPROPRIATE TO MOVE TO THE LOWER THRESHHOLD.

COMMISSIONER ZITO SUPPORTED RECOMMENDATION TO APPROVE POLICY AND COMMENTED PARKING CAPS TO LIMIT AVAILABLE PARKING SHOULD BE CONSIDERED, AND SUGGESTED A ¾ % THRESHHOLD AS A COMPROMISE. THE PLANNING DIRECTOR INDICATED SOME SPECIAL PLANNING AREAS COULD HAVE MORE LIMITED PARKING, ESPECIALLY NEAR TRANSIT. COMMISSIONER LEVY STATED STAFF DID “CUTTING EDGE” WORK TO ADDRESS COMPLEX PROBLEM, HAD INCLUDED A HIGH HURDLE TO ADD ADDITIONAL INTERSECTIONS, AND COMMENTED HE THOUGHT REMOVAL OF 4 INTERSECTIONS ON CAPITOL FROM THE PROPOSED LIST WAS APPROPRIATE.

- c. The following staff initiated items are located on 4,987 acres located south of State Route 237, east of the Guadalupe River and generally north and west of Interstate 880, but also including land along both sides of Murphy Avenue as far east as Lundy Avenue, otherwise known as North San Jose or Rincon de Los Esteros. (City of San Jose, Applicant/multiple property owners). Council Districts 3 and 4. SNI: None. CEQA: EIR Resolution to be adopted.

- 1. **CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT (EIR) for the NORTH SAN JOSE DEVELOPMENT POLICIES UPDATE PROJECT** for a General Plan Text Amendment, General Plan Land Use/Transportation Diagram Amendment, revision of the North San Jose Area Development Policy and revision to the North San Jose Deficiency Plan (File No. [GPT04-04-06a](#), [GPT04-04-06b](#), [GP04-04-06a](#) and [GP04-04-06b](#)) to allow intensification of development within the North San Jose Policy area. The proposed intensification would allow for the development of

up to 26.7 million square feet of new industrial office/R&D space, up to 1.7 million square feet of new commercial space and up to 32,000 new residential units.

DEFER 7.c.1-6 TO 6-7-05 (6-0-1; DHILLON ABSENT)

MEMBERS OF THE PUBLIC EXPRESSED CONCERN THAT THE PLANNING COMMISSION HEARING THE ITEMS REGARDING NORTH SAN JOSE ON THE EVENING OF JUNE 7 WOULD MAKE IT POTENTIALLY DIFFICULT FOR NORTH SAN JOSE RESIDENTS TO PARTICIPATE WHO MIGHT ALSO WISH TO PARTICIPATE IN HEARINGS ON DEVELOPMENT PROJECTS IN NORTH SAN JOSE BEING HEARD BY THE CITY COUNCIL AT THAT SAME TIME. COMMISSIONER LEVY COMMENTED STARTING THE COMMISSION HEARING EARLIER COULD FACILITATE PUBLIC'S ABILITY TO PARTICIPATE IN BOTH HEARINGS. COMMISSIONER ZITO MOVED TO START THE HEARING AT 7 P.M., AND DEPUTY DIRECTOR HORWEDEL COMMENTED THAT IT WOULD BE APPROPRIATE TO SCHEDULE A 6:30 P.M. START, AND NOTED THAT THE HEARING COULD NOT BEGIN WITHOUT A QUORUM OF FOUR OR MORE COMMISSIONERS PRESENT.

2. **PROPOSED UPDATE TO THE NORTH SAN JOSE AREA DEVELOPMENT POLICY** including numerous changes to the existing traffic level of service policy (Area Development Policy) for North San Jose. CEQA: EIR Resolution to be adopted.

DEFER 7.c.1-6 TO 6-7-05 (6-0-1; DHILLON ABSENT)

3. **GPT04-04-06a. GENERAL PLAN TEXT AMENDMENT** request to update the North San Jose Area Development Policy text and Golden Triangle Area Policy text to incorporate the Update to the North San Jose Area Development Policy, establishment of two new land use designations [Industrial Core and Transit/Employment Residential District Overlay (55+ DU/AC)] and proposed changes to maximum allowed building height limits. CEQA: EIR Resolution to be adopted.

DEFER 7.c.1-6 TO 6-7-05 (6-0-1; DHILLON ABSENT)

4. **GPT04-04-06b. GENERAL PLAN TEXT AMENDMENT** request to modify the description of an arterial roadway within Appendix E. CEQA: EIR Resolution to be adopted.

DEFER 7.c.1-6 TO 6-7-05 (6-0-1; DHILLON ABSENT)

5. **GP04-04-06a. GENERAL PLAN AMENDMENT** to change the Land Use/Transportation Diagram designation from Industrial Park to Industrial Core Area on an approximately 600-acre area and to add the Transit/Employment Residential District (55+ Dwelling Units per Acre) and multiple Floating Park overlay designations to approximately 335 acres. CEQA: EIR Resolution to be adopted.

DEFER 7.c.1-6 TO 6-7-05 (6-0-1; DHILLON ABSENT)

6. GP04-04-06b. **GENERAL PLAN AMENDMENT** to change the designation of one arterial and two junctions on the General Plan Land Use/Transportation Diagram. CEQA: EIR Resolution to be adopted.

DEFER 7.c.1-6 TO 6-7-05 (6-0-1; DHILLON ABSENT)

8. **CONTINUE PLANNING COMMISSION HEARING ON THE 2005 SPRING GENERAL PLAN AMENDMENTS FROM JUNE 2, 2005 TO JUNE 6, 2005**

CONTINUE HEARING

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.

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 (Dhillon and James).

NONE

- Coyote Valley Specific Plan (Platten)

NONE

c. Review of synopsis

ON MONDAY, 6/6/05, REVIEW MAY 25TH SYNOPSIS AND JUNE 2ND SYNOPSIS

- d. Add a 6:00 p.m. Regular & General Plan Meeting for Tuesday, June 7, 2005 on Planning Commission meeting schedule.

HEARD OUT OF ORDER BEFORE 2.DEFERRALS. SET PLANNING COMMISSION HEARING FOR 6:30 P.M. ON JUNE 7, 2005 IN ROOM 202 A/B, HEALTH BUILDING, AT 151 WEST MISSION STREET.

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	CANCELLED	<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	4:00 p.m.	<i>Study Session</i>	Room 216B
		<i>Review CIP</i>	
Monday, May 2	6:00 p.m.	Regular Meeting	Council Chambers
May 11	4:00 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.	General Plan/Regular Meeting	Council Chambers
May 25	6:00 p.m.	General Plan/Regular Meeting	Council Chambers
Thursday, June 2	5:00 p.m.	<i>Study Session</i>	Room 106E
		<i>Discussion of Jobs/Housing/Transportation Policy Update</i>	
Thursday, June 2	6:00 p.m.	General Plan/Regular Meeting	Council Chambers
Monday, June 6	6:00 p.m.	General Plan/Regular Meeting	Council Chambers
Tuesday, June 7	6:30 p.m.	General Plan/Regular Meeting	Health Bldg. Rm. 202A/B
June 8	CANCELLED	Regular Meeting	Council Chambers
Wednesday, June 15	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