



**CITY COUNCIL STUDY SESSION ON
THE COYOTE VALLEY SPECIFIC PLAN
INTRODUCTION TO FORM-BASED ZONING**

SAN JOSÉ, CALIFORNIA

AUGUST 25, 2006

Present: Council Members - Chavez, Chirco, Cortese, Nguyen, LeZotte, Pyle, Reed, Williams; Gonzales.

Absent: Council Members - Campos, Yeager. (Excused)

Staff: Acting Director of Planning, Building and Code Enforcement Joe Horwedel, Planning, Building and Code Enforcement Deputy Director Laurel Prevetti, Assistant City Attorney Bill Hughes, Assistant City Clerk Nancy Alford and Legislative Secretary Susan Davis.

Documents filed: (1) Memorandum from Acting Director of Planning, Building and Code Enforcement Joe Horwedel, dated August 17, 2006, transmitting the agenda and recommending acceptance of the 10th Progress Report of the Coyote Valley Specific Plan, development of a Form-Based Zoning Code for Coyote Valley; and (2) Staff powerpoint presentation, dated August 25, 2006.

Opening Remarks

Mayor Gonzales called the meeting to order at 9:08 a.m. indicating that today's study session will be an informational session and no action will be taken.

Introduction

Deputy Director Prevetti began the presentation by outlining the planned growth areas in San José, which will include 25,000 new homes and 50,000 new jobs.

Questions from Council followed.

Overview of Concept and Approach to Form-Based Zoning for Coyote Valley

Deputy Director Prevetti introduced Ken Kay, landscape architect/founder of Ken Kay Associates, who continued the presentation with an overview of smart growth form-based. Paul Crawford of Crawford, Multari & Clark outlined the public entities in California using form-based code concepts and standards.

Council questions followed.

Mr. Crawford concluded the presentation by summarizing steps necessary for preparing a form-based code.

Next Steps

Deputy Director Prevetti stated the next steps will include a draft environmental impact report, a refined plan as needed, and completion of a Form-Based Zoning Code.

Public Comments

Dan Hancock spoke in favor of form-based zoning.

The Council of the City of San José adjourned the Study Session at 11:25 a.m.

Minutes Recorded, Prepared and Respectfully Submitted by,

Lee Price, MMC
City Clerk

smd/1-23-07MIN

Access the video, the agenda and related reports for this meeting by visiting the City's website at www.sanjoseca.gov/clerk/MeetingArchive.asp