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>> Mayor Reed: Good afternoon. I want to call the city council meeting to order. This is a special meeting to do Planning Commission interviews. We have a quorum, although we don't have the entire council. Councilmember Kalra is in the back and can hear the proceedings, and Councilmember Chu has gone home ill. So we should go ahead and get started, because we have a lot of people lined up for these interviews, and I don't want to get behind schedule. We will have, I believe, nine candidates to be interviewed. One of them has withdrawn. So then we'll have some time to discuss it. Before we start there are a couple of preliminaries I would like to do. First, sitting next to me is Laurel Prevetti, who is sitting in for the City Manager. I'd like to have her talk about a little bit just quickly what the duties and obligations of a Planning Commissioner are, because while some of us have been on a Planning Commission, but not all of us, I'll let Laurel just give a little bit of background.

>> Laurel Prevetti: Thank you, Mr. Mayor. Good afternoon. Our Planning Commission does very important work for the city. They are the initial decision making body for important permits such as conditional use permits, when those are appealed they come to you. They are also the final decision making body on other land use permits. They also provide recommendations to you, on rezonings, general plan amendments, and other ordinance changes. The work that they do is substantial. They also evaluate environmental impact reports and other documents. So we are very interested in candidates who are objective, fair, and can get through the volume of information in a timely manner so that way they are prepared for their hearings. Thank you.

>> Mayor Reed: One more question if you could. Just talk about sort of what is the ideal candidate and how they might work with staff, relate to staff, and deal with staff? Because the relationship is different for Planning Commissioners than it is for councilmembers, for example.

>> Laurel Prevetti: Thank you. The relationship between a Planning Commissioner and city staff is one of professionalism. The city staff do the evaluation and analysis and prepare the reports for the Planning Commission. As Planning Commissioners have questions, they refer to staff for technical expertise. It's very important that information that is for the public record stays on the public record. So as Planning Commissioners may have contact or additional information, they need to be forthcoming with that data, so that it is available for the larger public process.

>> Mayor Reed: Thank you. Any questions for Laurel before we move on? City Attorney, you have given us some memorandums in the past about the background on applicants and conflicts. Anything additional to report?

>> City Attorney Doyle: Mr. Mayor, the conflicts analysis is in your packet and that is something we do on a standard basis. We check to see based on applications if there are any clear conflicts. I need to advise the council, though, that we learned today, and this is learning this morning, information about one of the candidates, which at least should be made known to the city council, and that is Elias Portales, who is the number 4 on your list. I have a piece of paper from the State Bar, the Website, which indicates that in July of 2008, he was disciplined, and he's currently on probation by the State Bar. And it had to do with failure to perform legal services competently, keep a client informed about developments, communication with the client or return some fees. I will pass this out. It doesn't -- it's not directly pertaining to a Planning Commissioner's duties. But you at least have the information before you and you can do with it as you see fit.

>> Mayor Reed: One last bit of housekeeping. The City Clerk has drawn the names. So whatever order they come in is selected by some random process of some kind, and so we'll see nine candidates along the way, and they are all back in room 120, or will be. This is being -- will be broadcast, but on tape delay, so that it won't be broadcast until we made our decisions. Anything to add, City Clerk?

>> Lee Price: You got it, Mr. Mayor. Just for your information, the way in which I selected the order for the candidates to be interviewed was by using the Secretary of State's random alphabet drawing. That is the mechanism by which we put the order on the ballot for candidates in an election. So I used the Secretary of State's most recent random drawing in order to do that.

>> Mayor Reed: Okay. I think we're ready for the first candidate. And when you bring them in, can you tell us what the name is because I won't recognize all of them probably.

>> Lee Price: Sure. You bet. Nora Pimentel, my deputy city clerk, just went to get Edesa Bitbadal.

>> Mayor Reed: There she is, Edesa, welcome.

>> Lee Price: Each candidate is aware that they have two minutes to give a brief introduction before the interview questions begin.

>> Mayor Reed: Okay, Edesa, welcome, go ahead.

>> Good afternoon, mayor and city council members. As you know, my name is Edesa Bitbadal. I just want to start with a brief personal introduction. About five years ago our neighbor who lived behind our home was developing a house that required .40 F.A.R, therefore their project had to go before the planning director, and the planning director at that time reviewing the project approved it. So the neighbor although had never approached us had never considered us as a neighbor. So what I did is I worked with the neighbor and tried to come up with solutions that will work for both of us. Unfortunately, at that time did not agree to it. So what we had to do is we had to protest the planning director's approval and come before the Planning Commission. It was of course as nerve racking as it is coming before you today but it was quite also a wonderful experience. I end up talking to all my neighbors, neighbors who live behind our street. I organized 20 people to come to Planning Commission meeting to speak. Not particularly against the project but to speak to modify the project. Although some of my neighbors just did not want monster homes, that's what they were called at that time, they did not want monster homes in their neighborhood. Because of my work and working with Planning Commissioners we were able to make modifications to that project and they were really reasonable modifications, I was asking for for example the garage which was detached had a flat roof facing our house about had slanting roof every other side, that's what I wanted, I wanted slanting roof matching our house and also, their balcony was huge, it was 500 square feet enough for 50 people to gather on that balcony. We really wanted that reduced and some modifications with planting. So basically, at the end of the day, actually before the process I talked to all the Planning Commissioners and couple of them came to my house and saw it in person. And I was really impressed when I saw Planning Commissioners who are really volunteer members of our community came to my house to see the project. That was huge, I had respect for them. I talked to them spoke with them as well. The one who refused to speak to me I followed him everywhere. If he wasn't --

>> Mayor Reed: I'm sorry your opening time is up. I thank you. So now we'll see if the councilmembers have some questions for you. Let me get my lights up here. Councilmember Kalra.

>> Councilmember Kalra: Thank you, mayor and thank you for applying. I have a question, some of it's based on my experience when I was on the Planning Commission and the Planning Commission is made up of a variety of individuals that bring with them experience either as neighborhood leaders or community activists, small business leaders, land use experts in some cases, some cases they're developers or any other combination of factors. As a Planning Commissioner though it's really important that you're independent in thought as you consider public input. And -- but you narrow in at the issue that's before you. Oftentimes, there are issues that come up, particularly from neighborhoods or from other folks like you just mentioned in your case, and it's important to be sensitive to concerns, some of which can invoke sincere emotion but stay focused on the decision that's before you. How would you be able to do that, stay focused with what's before you but be sensitive to the concerns of the community or neighborhood?

>> Thank for that question. When I was going to finish my comment, and in the direction and that's where I'm going to continue is is basically I was never against monster homes or my neighbor developing his dream home, I was all about having a win Web situation. And I don't see everything as zero sum game. I think there's always in life places where we can help come to a situation where everybody can be happy, or at least a little bit certain proposal. So I think it's really important as a Planning Commissioner, that one of course has to really abide by the general plan, and city policies, that's number 1. And also, to make sure that the development or the project that's being proposed is good for the whole community.

>> Mayor Reed: Councilmember Pyle.

>> Councilmember Pyle: Thank you, mayor. Edesa, thank you for applying. This is great that you're doing that. I can see a real passion in your neighborhood activities.

>> Thank you.

>> Councilmember Pyle: Edesa, there's always a lot of qualities that one should or could have in order to do an optimal job. What would you say are three assets that would be good for any Planning Commissioner to have?

>> Absolutely. Planning Commissioners, it's a really heavy job. I've been to so many of the meetings of participating general plan 2040. Not all the decisions are easy, actually most of them are quite difficult decisions. It really requires someone who can do his or her homework. One needs to be able to read all the documents beforehand, before the meeting, and also to talk to the stakeholders if they are contacting the candidate and the commissioners. And also, the second thing is, one has to be thoughtful, it really requires someone who can listen to staff, to the applicant, and also, to the community members. Lastly is, I always think that whatever decision I'm making, it should be good enough for me and my family. So I would always put myself if I am appointed I would always put myself in that position, say is that something I would want for myself and my family or would I want to live in that neighborhood or would I want that project for myself.

>> Councilmember Pyle: Thank you.

>> Mayor Reed: Councilmember Liccardo.

>> Councilmember Liccardo: Thank you, mayor. Edesa great to see you again, welcome back.

>> Thank you.

>> Councilmember Liccardo: Question I have is I know one that would make everyone cringe because nobody would want to tell the city council when they've done something wrong. But I'd like to know based on your experience what you've seen on council, I'm going going to ask this question of everybody, what do you believe is the biggest mistake the council has made in land use decisions in recent years or is there one mistake that just comes to mind at least?

>> Oh, I -- you know I can't come up with not that I'm, you know --

>> Councilmember Liccardo: I know we're perfect.

>> -- trying to win your support here. You know it's interesting, I went to Planning Commission meetings I've gone to them lately, and with them I could have voted this way or that way. With some of them I think we really need to stay focused because as the earlier comment was, sometimes we can get pressured from individuals who are before us or who are contacting us and I think, you know, as a Planning Commissioner I can just say that. I don't know exactly all the details with -- but the as a Planning Commissioner what would I do is stay focused on industrial lands, which I think is very important, needs focus actually, someone who really understands what's at stake when you do not go with that policy our work against it. I think it really has a ripple effect negatively throughout the city.

>> Mayor Reed: Councilmember Constant.

>> Councilmember Constant: Thank you. .

>> Hi.

>> Edesa, you mentioned the pressure from outside, and you mentioned the advocacy of your neighborhood or the project in your neighborhood. How do you feel you would handle the pressures that come from all those different directions? You have the people that are for, the people that are against, the special interests here, the special interests there, how would you balance those and be able to preserve your independence?

>> I think at the end of the day is what I said earlier, what one should look for in a Planning Commissioner, someone who -- see when I say that the project should be good enough for my family and myself, that's how

exactly I look at every situation. Whether it's pressures from outside or pressures from community members or such. But one has to look to see if that's the best project and would I live there or would I want that in my neighborhood. So I think when I think that way it's the best way because everything else is from the outside and if I just concentrate on the city policy first, and do my homework, learning the city policies and implementing them, I think I would make the best decision as a Planning Commissioner.

>> Councilmember Constant: What about those times when a city policy clearly conflicts with your own personal viewpoints on what that city policy should be?

>> You know we're all human of course and we all come with our own experiences, to you are coming with your own experiences to the city council and hopefully I will be coming with my own experiences as a Planning Commissioner, I think policy comes first. Policy is first and then of course community interest and then my specific situation. Because I will be, if I am appointed as a Planning Commissioner I'm going to be representing the whole city and the interest of the whole city for future generations of course.

>> Councilmember Constant: Thanks Edesa.

>> Thank you.

>> Mayor Reed: Councilmember Nguyen.

>> Councilmember Nguyen: Thank you, thank you Edesa for applying. In the past several years we have seen a down shift of development here in our city, both residential and commercial, and that has a lot to do with the downturn of the economy. So my question is, what do you foresee as the critical land use issues that will need to be addressed in this city and what are your thoughts on them?

>> Critical land use issue, of course preservation of our employment land, again, I want to thank the mayor, councilmembers Nguyen and Pyle for proposing that policy and for all the councilmembers for voting for it, because I think has been really critical in saving our tax base on the city and increasing you know as we're coming across all these budget issues I can always just think about having that policy earlier could have helped the city even more. That and also preservation of our green belt I think is extremely important. I truly believe as a mother of three I am a huge proponent of parks and our trails. So I think those are also extremely important community assets and I think we should really look at them as a balancing act, having a balancing act having industrial land without proper housing and/or proper let's say retail, having all those that are just pieces of puzzles and you really need all of them.

>> Councilmember Nguyen: Thank you.

>> Thank you.

>> Mayor Reed: Councilmember Oliverio.

>> Councilmember Oliverio: Thank you Mayor Reed, thank you for applying. San José's historically grown out in a fashion that's been economically unsustainable by just growing flat. And the council many years back decided to have a green belt. And as we moved forward we've been told again and again by our professional planning staff and our economic folks that density helps to build a more economically stable city and an environmentally stable city. Do you agree with that or do you have some other viewpoints on the topic?

>> I agree with the fact that we do need to develop vertical housing and at this point one of the areas we're looking at is north San José. We're slated to develop 32,000 units of housing in north San José and I think that's going to be extremely helpful. That's an area that we're also looking into lots of jobs created. So vertical housing, it absolutely makes sense in serving our green belt area. But also needs to be in a proper location.

>> Councilmember Oliverio: So with that said as we are limited on space and we're doing the general plan 2040 now deciding to concentrate development within a radius of the downtown core, some of that development may be in fact not just in North San José. How do you balance that the general plan is going to come out and say this

needs to be 240 feet or 160 feet versus people that simply just would rather not have it, but then we're told that you know because of the density, the accumulated property tax helps to actually pay for city services, not all these people have lawns now so we're saving water, how do you balance that out from people coming forward and saying, I just don't want it?

>> When the 2040 general plan is approved, that is a policy I would have to adhere to as a Planning Commissioner and of course vertical housing also makes sense in downtown or surrounding the area. There's been a lot of discussions I've gone to 2040 general plan and I want to thank also Councilmember Liccardo for chairing that commission or committee, it's really important to be able to tell people honestly, these are the policies and just being honest with them and frank with them that we'd have to adhere. They would have an opportunity to speak against that if they really don't want that in their neighborhood. Especially general plan 2040 that's the best time to come and speak for or against the policy, of course it's going to be in effect until 2011 so people still have time attend meetings.

>> Mayor Reed: Councilmember Campos.

>> Councilmember Campos: I think you've answered a couple of my questions in the other questions that were asked, but let me propose it a couple of ways. First of all I heard that you have been attending the working groups meetings with the general plan.

>> Yes.

>> Councilmember Campos: So I was going to ask you a couple of questions about that. Let me ask you the question you touched on neighborhoods as well and neighborhood leaders and people getting involved. If you believe that there is a role for neighborhood leaders, or neighborhoods in the planning process, what would it be, if you believed that there is a role?

>> Oh, I absolutely believe it. I mean I started saying, my introduction, when I became a neighborhood leader, not because I wanted to, just happened it, I had to be. I think it's really important to listen to people and give them a opportunity to speak. It is not a zero sum game, quite often it's a win win situation. Neighborhood leaders speak in the interest of their neighborhood and as a Planning Commissioner I will listen to them and I will definitely put their comments and thoughts into consideration. I also again believe, being on that site, visiting site, it really makes a huge difference. It's different than just reading the plans. Going to someone's neighborhood and seeing how the project or proposal will affect the neighbors, and people who live in that neighborhood, and children, it really makes a huge difference. So definitely if I'm contacted beforehand from the neighborhood definitely I would be there onsite.

>> Councilmember Campos: Thank you.

>> Mayor Reed: Councilmember Herrera.

>> Councilmember Herrera: Thank you mayor. Good to see you again Edesa, thank you for applying.

>> Thank you.

>> Councilmember Herrera: A lot of my questions were asked already. I think I'm going to ask a very basic one that I don't think was asked and that is, why do you want to be on the Planning Commission?

>> They're all good questions, I've been a city employee for the last 13 years. I never even thought about it, working on the last 13 years. The opportunity has come before me I do have the time I have spoken to my family and they all have -- they're supporting me. I love the City of San José again I've served the City of San José redevelopment agency for 13 years. I've had projects in district 7, district 5, I've worked on downtown projects quite a bit, downtown is like my second home, lived in district 6 and 10, I know a lot about different districts in San José and I felt like I would be a good fit for this position.

>> Councilmember Herrera: And in terms of the different districts you mentioned that you're familiar with some of the different districts. District 8 the district I represent has quite a bit of land use.

>> Definitely.

>> Councilmember Herrera: Decisions that need to be made and will happen in the future. Do you have any thoughts on land use in Evergreen specifically?

>> All honesty no I haven't really. I've visited the projects there the shopping centers there and have been to your district but I've never had projects in that area but I know as a Planning Commissioner I'll definitely go onsite and visit projects onsite and actually when I attended Planning Commission meetings I listened about projects in your district and you have a quite interesting district actually with the foothills and housing and jobs of course, so I will definitely put as much effort in your district as I would put in all the districts actually. As I said, I really want to be the kind of commissioner who really serves the whole area. The reason I was membersing all districts is I live in district 10 but I've already served district 1, I forgot to say that and been part of the Winchester plan, area plan. So again I'm a kind of person who really believe the City of San José as a whole needs to succeed.

>> Councilmember Herrera: Thank you.

>> Mayor Reed: Thank you. I think I get the last question. We set high expectations for commissioners in their professionalism and how they deal with the staff. Staff doesn't work for the commission, staff works for the City Manager. How do you think you would relate to the staff, and how do you bring professional behavior to the job?

>> Well, one thing that I do have is a good knowledge of city policies. So I know in the past has been the situation where people have been asking a lot of city policies of bias and putting staff into situations, at least Planning Commission, that is what I had heard. I have a lot of respect for staff. I was a staff myself for I think seven years, and they do a loved hard work. Our great system provides that we have staff, we have elected officials, we have Planning Commission, I feel that they all work in tandem. So if -- usually when I have questions I always called staff ahead of time and asked them questions. Before council meeting came forward. So I believe that there should be a mutual respect.

>> Mayor Reed: Thank you. I believe that concludes our questions so thank you very much for your interest in this position. And we will bring in the next candidate. City Clerk will do that. We'll take a minute. We've got to move them from one room to another.

>> Lee Price: Your next candidate will be Patrick Waite. He is here so it will just be moments before he comes in.

>> Mayor Reed: Welcome. Patrick. Come on up to the podium. Give you a couple minutes to tell us why you want this job. And we'll ask questions.

>> Somebody's got to do it, don't they?

>> Mayor Reed: That's a yes, for sure.

>> Okay. Integrity. Actions are consistent with principles and values. Honesty, forthcoming and straightforward. Foresight, and understanding of today's decisions on the future. Approachable, known in the community and available for any who care to express their point of view. Open, listens, with impartiality to different views and opinions. Dedicated, places a high priority on public service. I believe that these are key criteria for successful Planning Commissioners. Good afternoon. My name is Pat Waite and I think that those criteria, along with my finance and economics background, and a love of our city, make me a prime candidate for the Planning Commission. In addition, my background in economics and finance helps me understand the important linkage between the general plan, and the draft economic strategy. About 25 years and 50 pounds ago, my wife and I moved from Salem, Oregon to a town house in East San José near white and Alum Rock. We lived there for several years before moving to Evergreen after the birth of our second child. I cannot imagine a better place to live and raise a family than right here in San José. That is why I am volunteering for a position on the

Planning Commission. I want to make sure that the reasons that compelled me to move here in 1984, access to good jobs, access to recreation and entertainment opportunities and safe neighborhoods, are the same reasons that my children and their friends will want to live here, and raise their families. I look forward to working together with you to make that happen. Thank you very much for your time.

>> Mayor Reed: Thank you for your interest. We'll have a few questions now. Councilmember Kalra.

>> Councilmember Kalra: Thank you, mayor. Thank you Pat for applying. A question based upon some of the challenges that I saw while being a Planning Commissioner, and the Planning Commission consists of folks, a variety of backgrounds, could be neighborhood leaders, could be community activists, land use professionals, business developers or any combination of those and I think it's important that you remain independent of thought yet consider public input like you referred to, making sure you listen to everyone that's interested in talking about an issue. In narrowing the issue at hand which is challenging how do you propose to do that when you do get so much input in neighborhoods and need to be sensitive to their concerns some of which can invoke sincere emotion, how do you stay sincere and evoke the interests in the community?

>> That depends. It depends on the situation. There's a variety of situations in any development opportunity. And the key is going to be balancing the character and the integrity of the existing neighborhood or vicinity with the rights of the property owner. And working together with the property owner or developer, and the neighborhood, in trying to bring them together to a common belief in what should happen, I think, is the way to approach that.

>> Mayor Reed: Councilmember Pyle.

>> Councilmember Pyle: Thank you, mayor. Patrick, sometimes you're going to be pitted as a Planning Commissioner against your own neighborhood, at times there may be issues that they feel are important. How would you -- how do you do that balancing act?

>> Well, that's a very good question Councilmember Pyle. Again, you know, lacking a specific instance, it's pretty hard to generalize on that. And I believe that the key is maintaining an open mind, and avoiding parochialism. When I worked in business I was always a big picture guy and I could understand the effects of decisions in various organizations, including mine, on the company's performance. And I was -- I've always been able to set aside my parochial interest for the benefit of the whole. Hopefully I can continue that in service to the stir.

>> Councilmember Pyle: Thank you.

>> Mayor Reed: Councilmember Nguyen.

>> Councilmember Nguyen: Thank you. Thank you, Patrick for applying. In the past several years, we've seen a down shift of development in our city both commercial and residential, and a lot of it has to do with the downturn of the economy. So my question is, what do you foresee as the critical land use issues that will need to be addressed in the city, and what are your thoughts on these issues?

>> We need to make it easier for businesses to locate in San José. Business means jobs. And our citizens need jobs. Roughly 40% of them work here in San José, 90% of the citizens work somewhere in Santa Clara County, we need to get that ratio up much higher. Because people should not be running off and spending their money in Palo Alto or Los Altos or Los Gatos or whatever. They should be spending their money here, finding their entertainment here. We should make it easier for businesses so we can have jobs in San José.

>> Mayor Reed: Councilmember Liccardo.

>> Councilmember Liccardo: Pat, thanks for all your community service with META and other community organizations. I wanted to ask you about past decisions the council has made, certainly we've all seen decisions that various of us have disagreed with the majority may have made in recent years. Is there a particular decision that you believe this council has made that stands out as a mistake in your mind or a set of decisions that you believe should be made differently?

>> So I'll pick on Mayor Reed's predecessor. A group of citizens worked diligently in Evergreen to put together a new plan for development in Evergreen. And they put a lot of hours and a lot of effort into putting together a plan that I didn't necessarily agree with but was well thought out. Mayor Gonzales at the time stemmed in at the 11th hour and said, this is wrong, you haven't considered the effect on other parts of the community, et cetera, et cetera. I had a problem with his timing on it, because he let these citizens work really hard with the belief that what they decided would get enacted. And before -- before they did that, he should have spoken up and said well wait, before we do anything we need to refresh the general plan, and so I think that was a mistake. The rest of it, San José's been reasonably well thought out, in my opinion.

>> Mayor Reed: Councilmember Constant.

>> Councilmember Constant: Thank you, mayor. Hi Pat, great to have you here.

>> Thank you.

>> Councilmember Constant: As you know, one of the roles of the Planning Commission is to really be an independent body that makes decisions, based on the applications and the issues that come in front of them. And you also know the pressures that come from outside influence, whether it's for or against, or people who benefit from the project or not. All the different special interests. How do you feel you'll handle those external pressures and how it affects your role as a Planning Commissioner?

>> I've always pride myself on being a fairly independent person and thinker. My desire for participating on the Planning Commission is to make sure that the citizens of San José have a voice that they can count on. And whether that citizen is a developer, or an hourly worker at Starbucks, or whatever, an executive for one of the handful of major companies located in this city, they have a voice that they know they can count on, and an ear that they know they can find open. That's how I would do it.

>> Councilmember Constant: Great. And in making those decisions, oftentimes, and Sam kind of alluded to this when you don't agree with a city policy that perhaps the majority of the council approved but it could be a controversial policy, how do you handle when issues come in front of you that conflict with your own personal views on the particular policy?

>> It's not my position to determine whether or not to apply council policy. It is -- it would be my position to apply it approximately I'll give you an example. I belong to St. Francis of Assisi church, founded by a series of small communities. There's a lot of effort or noise to put a big church there. Personally I disagree with that because I think it will destroy the DNA of the parish, but in my role as their finance chairperson, I'm working hard to get the parish set up to afford that big church so I'm capable of compartmentalizing like that.

>> Councilmember Constant: Very good, thanks Pat.

>> Mayor Reed: Councilmember Herrera.

>> Councilmember Herrera: Thank you, mayor. Thanks for applying Pat.

>> Thank you Rose.

>> Councilmember Herrera: What priorities would you bring to the Planning Commission, such as sustainability, preservation, you mentioned preservation of industrial land, is there any other perspective you would bring in terms of priorities?

>> That's a good question, councilmember. So I am big on personal responsibility for environmental stewardship. But I think that through the planning process, we can help people do a better job of that. So transit oriented development for instance, providing dense -- George Bush would say densification, I'm just that word, providing high density housing along the light rail line to encourage people to locate at a place that gives them convenient access to mass transit, I think is important. So that would be one of my biggest priorities, is helping the

community behave in a sustainable fashion. And then, the second one would be, like I said, trying to figure out how to create, help create an environment where businesses want to locate here so that we can have the jobs that they would bring.

>> Councilmember Herrera: As you know you're a District 8 resident. District 8 is one of the areas in San José that have had land use decisions come up and undoubtedly will have more land use decisions to be made. What are your thoughts on land use in Evergreen?

>> I think right now we have a reasonable balance between industrial land that's been set aside and housing. And I'd like to see us maintain that. The biggest problem, as you're well aware that we face in the Evergreen area is, transportation. I mean, it's a bear getting in and out of there. I encourage any of you haven't had the experience of it, drive down 101 about 6:30 at night and try to get off the capitol ramp. It's dreadful. We need to -- it's an integrated solution right? We need to solve the transportation issues before we go willy-nilly and doing anything else in there.

>> Councilmember Herrera: Thank you.

>> Mayor Reed: I think I have the last question and that is about the relationship with the staff, we have a very experienced professional staff that doesn't work for the commission, works for the City Manager. We have high standards for how commissioners should relate to each other, and to the staff, when they're doing their job. So how would you see your relationship with our professional staff?

>> I've always relied on the support and diligence of professional staff, in business. And I would expect to continue that as a commissioner. A lot of getting things done in the businesses I was in, involved being able to rely on and influence people that you're not directly responsible for. And that's a pretty useful talent to have, I think, in almost any environment. And so as long as they're respectful and I'm respectful, we can accomplish some amazing things.

>> Mayor Reed: Thank you. That concludes our questions. Appreciate your interest in this position.

>> Thank you guys for your time. You've got a tough decision, thanks.

>> Mayor Reed: Next.

>> Lee Price: Mr. Jack Wimberly will be next. He should be out shortly.

>> Mayor Reed: Welcome. Jack. Thank you for your interest. We'll give you a couple of minutes to tell us why you're interested in this position and then we'll do questions.

>> Great. Well, thank you, Mayor Reed, Vice Mayor Chirco and council. My name is Jack Wimberly. I'm a small business owner, able to allocate time to research, study packets, visit sites, listen to stakeholders, and the community. Performing the due diligence required of this important role. I'm in the business of objective listening, thorough research and analysis, strategic planning and informed independent decision making. I bring good communication and engagement skills, listening to multifaceted issues while operating under facts and guidelines. I know the benefits and challenges of urban living firsthand. I know and appreciate San José's nature as an urban city and value preserving neighborhood identity and thrivancy. If appointed I will work to safeguard the city's lifeblood through employment lands, the health and identity of neighborhoods through a combination and blend of jobs, retail, services and housing. And the smart allocation of in-fill development to preserve more of our sterling natural surroundings. I favor a balanced approach to land use focusing on sustainability. And finally, I'm an adept citizen of San José participating in envision 2040 workshops, neighborhood and community meetings, and leading my generation's engagement in and advocacy for our city's health and vibrancy. I ask for your confidence and support for my service on the Planning Commission and look forward to answering questions. Thank you.

>> Mayor Reed: Well, we'll ask you some questions, then. I think that's the next step. Councilmember Kalra will start.

>> Councilmember Kalra: Thank you, mayor and thanks Jack for applying. As you know Jack, the Planning Commission really brings in people from all around our community, whether it be neighborhood leaders, community activists, small business owners like yourself, developers, land use specialists, or folks who have a combination of different skills and yet it's important to maintain independent thought when considering the -- in considering public input but also the project at hand. So my question goes to how you would go about narrowing the issue at hand before you on any given application or project, while at the same time, being sensitive to concerns of the community, some of which can evoke sincere emotion, but yet stay focused on the decision before you while showing that sensitivity.

>> Sure, thank you. Well, the Planning Commission does have strict guidelines and policies, obviously council policy it enforces. So operating on a basis of ground rules, its procedures, et cetera, one very important one is which is community feedback. So after one has done the research, due diligence, et cetera, I think understanding how to interpret and apply the general plan, combine the council policy, and weighing in the impact, immediate and even long term on the public, is a critical point for judgment. I think objectivity is key, I believe that being factually based is key, and neighborhood input. Part of the benefit I can write is business background, communication skills, understanding skills, make sure that if an issue is to be discussed that the Planning Commission, myself are addressing that specific issue, not going to other issues that are maybe something a little bit more glamorous exciting or outside the commission's purview. Operating with sensitivity as well. I understand there may be times when there will be language and cultural barriers, so understanding and using that diversity and where it comes from is key.

>> Mayor Reed: We have a very professional and well experienced planning staff. And they don't work for the commissioners. They work for the City Manager. We have high standards for our commissioners and our staff, relate to each other. I'm just curious what you would bring to the job in terms of the kind of relationship you would have with our professional staff.

>> Uh-huh. I've had the opportunity and the fortune to work with some of the staff in the envision 2040 meetings. This doesn't add to my qualification but I was raised in a household with a Public Works director. I understand and appreciate the amount of work the city staff puts in. In hearing city staff recommendations, and the like, give me the impression that I don't want to say the Planning Commissioner job is going to be easy but with such a qualified staff, the reports they prepare, the importance of those documents, the accuracy of those seem in my understanding to be vastly clear and superior, so being that unique balance and the arbitrator based on the staff report with community input, with council policy et cetera, is frankly one of the reasons I'm comfortable applying here, it is a good foundation to build upon, to make your judgments upon and to trust city staff.

>> Mayor Reed: Councilmember Liccardo.

>> Councilmember Liccardo: Thanks, mayor. Jack thanks for all your leadership with rotary and the community in the downtown. I wanted to ask you questions about past decision the commission has made or councils in past year. Certainly councils make mistakes. Is there one particular decision that you bleed has been a mistake that's been made in recent years or maybe the series of decisions could have been made differently?

>> On the council's part or the Planning Commission?

>> Councilmember Liccardo: I guess it would be the council's part since we tend to be the final decision makers.

>> I can give you the answer in a threefold sense. One is an umbrella. I think the employment land conversion, of past not this particular council but those past, historically we can now look back with a different lens and understand that maybe the decisions that were made to meet housing needs and affordability and prioritizing when we had a great economy, things were decided probably differently than they would be today and ideally than they would be tomorrow. Second, I think -- and this is actually something that's currently underway right now, I wouldn't necessarily say it's a policy but a tendency towards something which is knowing the challenges and benefits of a higher density city direction we're headed in with envision 2040 especially, there actually is one thing that's being discussed and will probably be here relatively shortly actually in your district is down on south first and Edwards a mixed use project that is being built on the edge of a single family home neighborhood. When projects

like that come in I would hope and would tend to agree with the council and planning commission that is sensitive to how that development in parking especially traffic et cetera is going to impact the single family neighborhood surrounding the area. Even further down the road, council and the city are looking at offsale alcohol, the issues around permit exceptions et cetera, something that's important in the lens of that, the sensitivity of offsale alcohol in neighborhoods, whether or not they're going to avoid and keep out potential good retailers, not to say that a small mom and pop corner store is bad, but long term, is that necessarily the best decision for that neighborhood? I think it's going to be -- I hope to at some point be part of a decision making process that implements council policy on what's going to be the medicinal marijuana clinics, that's a very important and highly impacting policy that will be set forth. Obviously the policy is not here yet but thank you.

>> Mayor Reed: Councilmember Constant.

>> Councilmember Constant: Thank you, mayor, hi Jack, good to see you. I have two questions for you, short questions. As you know? The planning commission's job is to be that independent analysis of the issues and applications that come before it. How do you feel that you would handle the different pressures that come from the different constituency groups, whether it be the people for or against the developers, the different special interests, how do you see you balancing that?

>> Uh-huh. I do see that as a challenge. But I think as a commissioner, one has a unique opportunity which is, we have the structures, the guidelines, the policies, that are set in place. When it comes to being influenced one way or the other or being a influencer one way or the other, that's not a commission's role. I think we stick with the plans stick with the facts and stick with our job that is at hand. If we take into account those special interests during the community meeting in the appropriate forums, I think they obviously need to play a factor. But as a representative body of the community and not necessarily the decision making factor.

>> Councilmember Constant: Great. And what about when issues come up where your personal feelings and personal standing on an issue conflict with the city policy?

>> Well, I think it's clear that city policy and the council policy is where personal opinions happen for good or for bad. The Planning Commission is not. The Planning Commission has strict rules, strict guidelines that help the commissioners make informed decisions, not independent decisions.

>> Councilmember Constant: Thanks, Jack.

>> Mayor Reed: Councilmember Herrera.

>> Councilmember Herrera: Thank you. Thanks for applying Jack.

>> Thank you.

>> Councilmember Herrera: I have a couple of questions. What priorities would you bring to the planning commission? An example might be sustainability or preservation of industrial land or riparian, what kind of priorities would you bring?

>> I think the first thing is jobs. Anything that preserves employment lands currently as they are. I think being a small business owner, being an employer, I certainly appreciate the ecosystem that are around a well-planned economic commercial center, so preserving employment lands is number 1.

>> Councilmember Herrera: The second question is about district 8, the district I represent, Evergreen. If you can be in order at all, what would be your being issues on land use in Evergreen?

>> I'll use the 2040 plan as a maybe a reference point in context. District 8 has what I referred to earlier as one of those sterling natural resources which are the foothills. The other part about this is, there is quite a bit of potential for neighborhood villages to be developed. So I think focusing on interconnected neighborhood villages that provide the jobs, retail, housing and services mixed, that are compatible with the neighbors are and the

neighborhoods, and where the city is eventually going, I think that's critical. Pollution their beautiful views over there. Preserving and laying the path for smart growth.

>> Councilmember Herrera: Thank you.

>> Mayor Reed: Thank you, appreciate your responses to our questions. Now we've moon on to our next candidate.

>> Lee Price: The next candidate is Elias Portales and he will be with us shortly.

>> Mayor Reed: Elias. Thank you. We'll give you a few minutes to tell us why you want to be a Planning Commissioner, and.

>> Good afternoon, Mr. Mayor and members of the council. My name is Elias Portales. And I am a private consumer protection attorney here in the city of San José and I'm here today because I really feel a deep connection to the City of San José. It is a city with unlimited potential that at times has made mistakes along the way and maybe gone off on different paths, than we could have. And I believe that I have the training in order to really be an addition to the Planning Commission. One of the things that I'm particularly focused on is, the North San José development. As a resident of North San José, I'm particularly interested is the way I will put it because I do think that it is important that we add those additional 80,000 jobs. I do think that it is critical that we have the type building that will add to the vitality of our economy, and I think it is important that we have members of the commission that don't just see these concepts of transit oriented, and high density, as academic concepts, but fully understand them, and each day when I commute to work I take the 66 bus, from there in Berryessa down to my office on First and Empire Street. I'm living it. It's not something that I've read about and understand in an academic way. In closing, I think it's really important to point out that this is a city that really as I said has the potential to grow, but not just grow in a way that we have economic vitality but that continues to have what I don't characterize as a bedroom community but really has a family oriented posture. So with that I thank you and I appreciate the opportunity just to be interviewed.

>> Mayor Reed: Thank you, thanks for your interest. First question is from Councilmember Kalra.

>> Councilmember Kalra: Thank you mayor and Elias thank you for applying.

>> Yes.

>> Councilmember Kalra: Elias as you know the makeup of the commission comes from all around our community. Neighborhood leaders, activists, small business owners, developers, land use specialists, or any combination of that or more. And yet it's important that as a commissioner they remain independent in thought in considering projects before them as well as just taking in public input. Now, how would you go about narrowing in on the issue that's before you while simultaneously taking in to concern the community, being sensitive to those concerns, some of which can evoke some sincere emotion yet staying focused on the project before you?

>> I really would take my cues from the current chair of the commission. I think that he does an excellent job of making sure that he gives the members of the community the opportunity to be heard but at the same time, he has to keep us on the agenda. And as an attorney, that is something that I've had to do whether it's representing large companies like Microsoft or whether it's representing working class individuals. You need to be able to listen, that's an important part, but at the same time you have to be able to tell the truth, and sometimes you got to keep it on task and I think that is something that I would be able to do as a commissioner.

>> Mayor Reed: Councilmember Nguyen.

>> Councilmember Nguyen: Thank you, Elias for applying. The past several years we've seen a decrease of development in the City of San José both residential and commercial. And a lot of it has to do obviously with the downturn of the economy. So my question is, what do you foresee as the critical land use issues that we'll need to address in our city and what are your thoughts on those issues?

>> Well I think clearly the two main areas of focus are going to be the downtown core, and North San José as well. I think that we have to position ourselves to be flexible, to be ready, when the opportunities arise. I do believe in what the plan has laid out right now, but I think at the end of the day the most critical issue is that we are prepared to bring in these different businesses, but at the same time, that it's transit oriented, that these folks can zip back and forth whether that be from North San José all the way down South San José. So I really do feel that building in a way that is smart, meaning that folks can commute, and don't need a vehicle, as much as possible, that is going to be key for us to move forward, and really become the type of city that I think we're all aiming to become.

>> Mayor Reed: Councilmember Liccardo.

>> Councilmember Liccardo: Thanks mayor. Elias, thank you for all your work in the community with pact and your willingness to work with us on the Planning Commission. You mentioned mistakes that have been made by the City of San José. Is there one mistake or some series of policy mistakes you believe that council has made in recent years with regard to land use planning that --

>> I think --

>> Councilmember Liccardo: I'll just leave it there.

>> I think one of the things that particularly for me I have direct experience having sat on the Evergreen envisioning task force. I think watching how that was handled at times it could have been held much better. Kind of doing not necessarily Monday morning quarterbacking but from different stakeholders that I've spoken to, I remember sitting on that task force as a resident and thinking wow, these developers, I can't believe they want to put 7,000 properties here. I'm almost getting rear ended every time I'm coming down 101 and then as the reality kind of bore out, there are other informs pushing. It is not just -- I think -- it is critical for someone on the Planning Commission, there are no white hats, and there are no black hats, there has to be a balance and so that is one of the things I would point to. It is something that did not develop but it was something that I felt we were very close, we were on the cusp of developing something that we were not prepared for.

>> Mayor Reed: Councilmember Herrera.

>> Councilmember Herrera: Thank you, mayor. Thanks for applying, Elias and thanks for your work on pact and for the Evergreen task force as well. I know your work in the community. I had a couple of questions. What priorities would you bring to the Planning Commission? An example of those that might be sustainability, preservation, of industrial lands, riparian, I think you've talked a little bit about your priorities but what other priorities would you bring?

>> Really, I think that the priority right now, as our city is struggling to have, to meet the level of service that I think not only have we already set as the standard for the million or so folks that we have now, but as we move forward and we start thinking about the fact that in the next 30 years we're going to have closer to 1.5 million residents, we clearly need to, and we cannot just completely reverse it but we need to get better of fixing the job-housing ratio. And so that for me is really -- when it comes to sustainability, when it comes to protecting our green hills, those are basically the different sides of the same coin as I see them, that we need to be able to have a balance. And so that would be one of my main priorities, is to make sure that we are building and building with an eye towards really providing the types of services that individuals have come to expect.

>> Councilmember Herrera: And finally, what would be your thoughts of land use in Evergreen, you were on the visioning task force Evergreen District 8 is going to be seeing more land use decisions, it already has seen some since I've been in, will be seeing more. What would be your thoughts on land use in Evergreen district 8?

>> Well, I have a lot of love for Evergreen. And I think that any development that's going to go out there I would hope that we would be able to drive more transit oriented development. I know that we have the housing for example near Evergreen valley college which are some larger houses unattached. The character of those neighborhoods need to be left intact. But at the same time, any potential, especially to bring bus rapid transit to different areas of Evergreen I think would be critical and really be within the spirit of the general plan.

>> Mayor Reed: Councilmember Oliverio.

>> Councilmember Oliverio: Thank you, mayor. Thank you for applying, Mr. Portales. The city attorney, prior to you coming up, had brought us some information where someone had anonymously decided to bring out some things in your background that have nothing to do with the Planning Commission. Do you know why or who would do such a thing to discredit you?

>> I don't, but if I could just quickly reply to that. You know, as an attorney I've been practicing for six years. As a second year attorney, which means you basically don't know a whole heck of a lot, I was working on a family law case. Family law is very emotionally charged, did not go the way it should have, and I have learned a lot from it. In addition to having to do a lot of extra course work, I am well within -- I've met all of the requirements of the State Bar, and I am a member in good standing right now.

>> Councilmember Oliverio: I'm sure you are and I appreciate the comment and I don't hold it against you, I just hold it against that someone anonymously drops it off, so I appreciate your applying.

>> Thank you, councilmember.

>> Mayor Reed: What kind of preparation have you done to get ready to be a councilmember. You mentioned the Evergreen visioning. Have you been engaged in the 2040 process or been to Planning Commission meetings, read the general plan, what kind of things have you done?

>> Really, a lot of it has been reading, Mr. Mayor, and it's been a lot of watching the actual Planning Commission videos, or I should say, the online meetings. And really, that has been the bulk of it. In addition, starting to understand, because I don't want to pretend as if I fully have been able to comprehend all of CEQA because I think that's something that is constantly moving and again I think that that is something as an attorney there is a rule of law, and as an attorney you understand the rule of law isn't something that is necessarily just going to stay in one place. It's something that as we've seen with urban decay and looking at big boxes, that does move and we need to be able to smartly apply those principles.

>> Mayor Reed: We have a very professional and very experienced staff that works for the City Manager, staffs the Planning Commission. Doesn't work for the Planning Commission. We have high standards for how commissioners and staff members interact. What would you bring to the job to help you develop a good work relationship with the staff?

>> Well, I think in particular, the context as I understand it is, we do have an excellent staff. All stakeholders that I've spoken to in the community have repeated that to me. I think one of the things is that obviously with the cuts to the Planning Department, to that staff, we need to make sure whether they had 60%, 60% cut or not, that they are the experts. They are the folks that we are listening to when it comes to really their interpretation of the general plan but at the same time, at the Planning Commissioner it is our responsibility to look at other factors but it would be a respectful and I would say a symbiotic relationship.

>> Mayor Reed: Thank you. That concludes our questions. Thank you for your interest in this position. Move now to the next candidate.

>> Lee Price: Okay, the next candidate was Edgar, and I wish I had asked him to properly pronounce his last name --

>> Mayor Reed: We're going to say Abelite. I hope he can correct us. Of course he can't hear us anyway, we don't have to be perfect. Ed, thank you for your interest. Come up to the podium. We'll give you a few minutes to tell us why you want this job and then we'll do questions.

>> Thank you. The clerk asked me reply name, the name is Ed Abelite, just so the council doesn't bust the name open. Mayor and council, thank you for having me here today, I'm honored to be in this strong group of candidates for Planning Commission. I am here because I have an immense pride in San José and I want to

serve on the Planning Commission to use my experience, my skill, and my energy to make this already great community a better place to live. I believe giving back to our community is a social responsibility that we all should enjoy and contribute to. And for me, the Planning Commission is particularly a great place for me to give back to the community. As a local businessman I understand how economic development and land use policies can really have a great impact in our economic climate today, and certainly as it relates to our city budget. But what many of you may not know is I also am an involved community member and I've been doing so pretty well -- pretty briskly for the last six years. Within my own community. And namely, I was the president of our homeowners association of -- and with all due respect this is 550 units. It wasn't a small one. It was sizable budgets and we represented approximately 2,000 residents within that organization. And additionally, I recently had the pleasure of serving at the pleasure of the county Board of Supervisors at the local geologic hazard abatement district, and that represented 15, 1600 homes with the base of 500 residents. So I do have a very rich recent history of really serving the community. I've spent a career in business as a -- I spent a career in business and as a volunteer, making my neighborhood, my community and this city a better place to live. And I do have firsthand knowledge of land use planning policies and guidelines, and that's what would immediately enable me to be a very effective Planning Commissioner for the City of San José. I would use my experience to help the city council further the general plan policies, and as well as other land use policies and guidelines, to make this city even better and stronger in the future. I humbly ask for your support and your vote at 4:00 today. Thank you.

>> Mayor Reed: All right, we'll have a few questions starting with Councilmember Kalra.

>> Councilmember Kalra: Thank you mayor and Ed thanks for applying. As you may know, the Planning Commission is made up from folks in the community from all different stripes, neighborhood leaders, community activists, land use professionals, business owners, developers, many of which, including yourself, carry more than one hat in their past experiences, and yet as a Commissioner it's really important to be independent in thought and when considering a project at hand as well as taking in community input. How would you go about narrowing in on the issue, that's before you, while being sensitive to concerns from the community, some of which can evoke sincere emotions? So basically staying focused on the zig before you while having that sensitivity?

>> Well the good news is that I have worn both sides of the hat. I've been around on behalf of my community as well as on the other side of the counter. I think as liters we also, you know, we have to remember that the people that come up to these podiums are usually first timers and, you know, it's a little bit unnerving for them to be here but if they're here they're passionate about something that they are worried about, about a project that's before us. Stepping back a little bit though we have to remember that the Planning Commission is there really to kind of vet, not vet but look at the project that's narrowly at hand, they're specific general plan policies and positions. There's a very specific zoning position and a very specific guideline for commercial and residential designs. So at the same time we don't want to alienate the citizens that come up here. We may not be able to address their specific concerns on the spot but good leadership means also being able to explain that to them and good leadership means listening to them, acknowledging it and also you know letting them know that the city has been advised of their concerns and it's usually not unique to them. And it will be probably revisited, at a greater level in the future.

>> Mayor Reed: Councilmember Pyle.

>> Councilmember Pyle: Thank you, Ed and appreciate the fact that you've applied. That's great. I have visited Latvia, it's a beautiful place, it's just great. I wanted to ask you, obviously you need a lot of talent in order to do a really effective job as a commissioner. What would be at least three qualities that you think are necessary in order to be a good functioning member of a team?

>> Relentless energy, this is going to take a lot out of you because the better prepared you are, in advance of meetings, the better you're going to be able to react, and be intelligent about it. You have to be smart. And you have to have a little charisma, not charisma but you have to have strength in front of administer to be able to guide your community.

>> Councilmember Pyle: Thank you.

>> Sure.

>> Mayor Reed: Councilmember Liccardo.

>> Councilmember Liccardo: Ed, thanks for your willingness to serve. As you look at decisions that the council's made in recent years are there any decisions that you believe you would make differently, decisions that council's made, that are mistakes?

>> Good question. I can answer the contrary, I -- and I have to kind of qualify it. I got into the valley here in San José about 22 years ago. And the first time I ever saw Joe Horwedel was at the counter. And so we kind of grew up together. Now, I was following the Evergreen task force a couple of years ago and that was part of the grocery store issue and the 4,000 permits and all of that. And one thing that really struck me that I thought was a great decision was the industrial nonresidential land use conversion or the policy of not doing so and I thought that was actually pretty good. But my point with Joe Horwedel is the speech he gave that night was an incredible speech because he was speaking on behalf of the city 60, 70, 80 years in advance. That hit me in the heart and I go wow, that's really really cool. But bad city council, you know, decisions, I frankly can't remember. I mean, I'm sure we all make bad decisions all the time. But I really can't remember.

>> Mayor Reed: Councilmember Constant.

>> Councilmember Constant: Thanks Ed, good to see you here today.

>> Thank you.

>> Councilmember Constant: I have a couple of brief questions for you. As you know the role of the planners are to really be the independent voice that looks at the applications and the planning issues that come before it. And be independent. But we all know that there's a lot of pressures, external pressures, that can be applied when big decisions are being made, whether it's for or against, by different stakeholders or special interests. How do you feel as a Planning Commissioner you would act in trying to balance those issues and remain independent?

>> Well, when those large issues loom, there's obviously a lot of gravity that everybody has to endure, gravity meaning there are those special interests or there's just people pulling on you and they want to talk to you. I think at those very large levels is a real test to your character to yourself at that moment and so I think at that point when you're given those sort of monumental decisions to be made, you really reach down to do what's best for the city at that point.

>> Councilmember Constant: And related and you've somewhat touched on this already but what happens when you have a decision that comes before you, and it conflicts with your own personal opinions on either the project or the policy?

>> Again, you have to do what's good for the many, to, if it outweighs the needs of the few or the self.

>> Councilmember Constant: Thanks.

>> Mayor Reed: Councilmember Herrera.

>> Councilmember Herrera: Thank you. Thanks very much for applying Ed. Can you tell me what priorities you would bring to the Planning Commission such as sustainability, preservation of industrial land riparian, are there certain types of priorities that you feel would you bring?

>> I think the biggest priority and the biggest issue at hand is the city's budget and economic development. I -- having been on the other side of the counter several times I think we need to make sure that by the time an agenda item comes before the Planning Commission, that the planning staff has sufficiently vetted this issue in front of the community, two or three or four outreach meetings, whatever it takes. But I think the best thing we could do for the city, I think that's what you're getting at or what would be my priority is to really enable businesses that need to come, that want to come here, high technical businesses which really translate to jobs, get vetted in

the Planning Commission and they need to have a level of certainty so long as they conform to the City's guidelines and policies and they can have a reasonable level of confidence that they can move forward, and they can set up businesses out here. I think the city needs it, there needs to be a level of assurance that that's going to happen not next year but even for the next 10 or 20 years.

>> Councilmember Herrera: My final question is you're a district 8 resident, and observed the visioning process, maybe were part of it. What are your thoughts now in land use in Evergreen?

>> I think -- the policy already exists with respect to land use. I think we need to try to bring more businesses, maybe more retail back into Evergreen. Try to resupport you know the local neighborhood community where the Lenardi's location was. I think getting industrial use out at the back side of Evergreen college is going to be difficult, but we should keep-d continue to try to do so. But you know it's going to be a task to get us there. But what are my priorities? Was that the answer to the question?

>> What are your thoughts. You've shared them, thank you.

>> Mayor Reed: Your resume has listed 25 years of experience and a strong knowledge of land use planning, development, commercial residential construction, mortgage lending, Real Estate sales and property management. From my years of experience on the Planning Commission it's always helpful to have somebody that knows something about land development. What do you think is the most important part of your experience that you'll bring to the Planning Commission?

>> I'm stuck because it's one of those phrases, jack-of-all-trades, master of none. So I'm trying pinpoint what's the single one. I think actually the fact that I've gone through the process, whether it be a zoning or an EIR or a PD, I mean the fact that I've gone through all that I have a good understanding of the process and the steps. And I also understand the role of the Planning Commission, is actually fairly limited or not setting new policies, we're really there to enforce the city council's policies. So I think I really have a good understanding of the purpose of the Planning Commission.

>> Mayor Reed: That concludes our questions. Thank you very much for your interest in this position. We'll move to the next candidate.

>> Lee Price: Hope Cahan is your next candidate and she'll be here any moment now.

>> Mayor Reed: Hi, Hope. Thank you for your interest in re-upping for the Planning Commission.

>> Good morning.

>> Mayor Reed: We'll give you a couple of minutes.

>> Or afternoon.

>> Mayor Reed: We'll give you a few minutes about why you want to do this all over again and then we'll do questions.

>> Thank you, Mayor Reed and Vice Mayor Chirco and city council members. A year ago, you appointed me to fill the vacancy when Councilmember Kalra was elected to City Council. And I've taken this position very seriously. I've really tried to be fair and balanced and transparent. I tried to explain why I take positions as I do so that all who are present and watching can understand my reasoning. I try to make sure that I'm fully prepared for each meeting. Prior to the meetings I review all the materials provided by staff, I go to each site, and I also meet with people who have asked to have their voice heard. I feel very honored that you asked me to do this over the past year. And I hope that I'm able to serve again, hope that you see fit to appoint me to a new term.

>> Mayor Reed: Councilmember Kalra.

>> Councilmember Kalra: Thank you, hope. I'll ask the question a little bit different since you're on the commission already. How do you feel you've been in terms of being able to focus in on the issue at hand while still being sensitive to all that -- you mentioned you'll meet with folks from the community, the folks that want to talk to you. So while being sensitive to concerns from neighborhood folks, from folks in the community, or other interested business people, other interested stakeholders, do you feel you've been good at narrowing in on the issue while still being sensitive to those concerns and if so, how?

>> Thank you, Councilmember Kalra. That's -- it's a great question, and as you know, people come to you, and they have many concerns and the situation at hand you may not be able to address all of those concerns. They may not be on topic to exactly what you're able to cover. And as a Planning Commissioner, we have a much narrower aspect of what we are able to cover. And we want to and I want to provide an opportunity for the public to be able to come and express their concerns and have their voices heard. And that's very important and additionally, I need to make sure that my focus, as much as possible, remains exactly on task and to what we are able to cover as a commission. And I do try to really, if my mind starts to go down a spiral on another direction I really do my best to bring it back to okay, here's the issue at hand and here's what we, as Planning Commissioners can actually cover. And I think I've been fairly successful with that.

>> Mayor Reed: Councilmember Oliverio.

>> Councilmember Oliverio: Thank you, Mayor Reed, thanks hope. As I remember last year, the experience you brought forward wasn't a lot, you'd been on a Planning Commission once but you had lots of high energy and I've heard lots of good things about you on the Planning Commission.

>> Thank you.

>> Councilmember Oliverio: Looking back the year, what was the most eye opening thing from start to now, that you'd share with your friends and family?

>> Thank you, Councilmember Oliverio. The first thing that comes to my mind is that I came from a neighborhood perspective, and I really thought that I would hear what the neighborhoods had to say, and that that would be my motivating factor. And in reality, there are so many different aspects to every issue. And the city policies are what we, as commissioners, really have to follow. And sometimes, for the betterment of the city, I have ruled against what the neighbors have come and said that they wanted, because I truly believe it follows the city policies and follows the vision that we have for our city to make it as sustainable and successful as possible.

>> Councilmember Oliverio: Thank you very much.

>> Mayor Reed: Councilmember Pyle.

>> Councilmember Pyle: Thank you. Hope did that year go by quickly?

>> It did. I can't believe it.

>> Councilmember Pyle: Seemed like you were just here. You mentioned one of the things you discovered was you needed to focus and what other qualities did you realize that became important as you took on that job?

>> Thank you, Councilmember Pyle. I absolutely believe that not only focusing but being fully prepared is imperative. And really, thoroughly reviewing all of the material, as well as visiting the sites, and I can't imagine being able to do this job successfully, without covering all of the aspects of a project that is before us. And that includes knowing all the material, as much of the background as possible and visiting the sites.

>> Councilmember Pyle: Thank you.

>> Mayor Reed: Councilmember Liccardo.

>> Councilmember Liccardo: Thanks mayor. Hope, thanks for your service, I hope the meetings as they get into the midnight and 1:00 hour certainly tested your willingness to return but we certainly appreciate you're back. The question I've had, you found you had to follow council policy even when perhaps you heard voices in the community urging you to do otherwise. As you look at the council policy and the decisions we've made in the past this council or prior council in recent years are there any decision that stand out in your mind that are mistakes, that you think council ought to be rethinking?

>> That's a very tough question. And I still feel pretty green after only -- I've only been on a year and I feel like there's so many aspects to the policies and the actual results of the policy. That I will uncover, should you appoint me to another term. And at this point I can't think of any glaring issue that comes out to me that I wish that council had set this up in a different way or what have you. Other than you know the city has developed. We have -- we have grown, and at one point suburbs were very popular, and that's what we needed as a community, and now that's no longer the case, 90 we need our infill and we need our development that's close to transit and housing and employment, all together, and so we're growing in that direction. So there's the issue of well, this is where it was created and this is where we need to go. But I can't think of a single thing that -- to --

>> Councilmember Liccardo: Thank you, makes me feel better.

>> Mayor Reed: I think she's just being polite. Councilmember Herrera.

>> Councilmember Herrera: Thank you mayor. Thank you Hope for this past year and your offering to reup. I've had an opportunity to watch several of the new Planning Commission meetings, as a new councilmember that's how I've been educating myself on issues before they come before us. I have been very impressed watching the work that you all do and the dedication to which you do it. I'll ask you questions as Councilmember Kalra altered his. What priorities, I assume you brought some priorities to the Planning Commission when you came on board and how have they changed or maybe they haven't changed during the past year?

>> Thank you, Councilmember Herrera. The -- I'm very -- I believe that I'm very environmentally focused. And so I want to see the city as you do, move towards a sustainable, environmentally friendly manner, as much as we possibly can. And so I continue to learn the reality of what that means. And as Planning Commissioners how I'm able to influence that or not influence that. And in some aspects, it's a lot slower than I wish it would be. But that's just the reality of how things are. And so I don't think I've actually changed in my focus or my passion for the environment.

>> Councilmember Herrera: Final question for the applicant, what are your thoughts on land use in Evergreen and district 8?

>> I want to make sure that we are focusing on development in the city as a whole and not overdeveloping in some areas that we're protecting as much as we can of our land. And so I would like to see the focus of development be in the outer downtown area and the infill of those areas, as far as residential goes and protecting any of the industrial land that we have any of the economic areas that we still have.

>> Councilmember Herrera: Thank you.

>> Mayor Reed: Would you talk a little bit about the employment lands, preservation policy, have you had to deal with any of those issues as a commissioner, how did you handle it and what do you think of the policy?

>> Thank you, mayor. We have had issues come before us of industrial conversion. And I value our industrial lands. I do think that although it's not all being used right now, that it will be. I believe the economy is going to pick up. We are a technology based area. I think that the green jobs will come here, and that they will need that space. Around it's very important to me, and what I try to do as a commissioner, to protect that land and to leave it as industrial, and not converting our heavy industrial to light industrial, and then losing that space, even though potentially we could change it back, but the reality is but we probably wouldn't. So I do try to be as aware as possible of the ramifications of our actions.

>> Mayor Reed: Thank you. That concludes our questions. Thanks for your interest in being back.

>> Okay, thank you.

>> Mayor Reed: We'll move to the next candidate.

>> Lee Price: The next candidate is Bonnie Mace.

>> Mayor Reed: Welcome bony. Thank you for your interest in this position. We'll give you a couple of minutes to talk about why you would like the appointment and then we'll do questions.

>> Thank you, Mayor Reed and city council, if you select me I will bring to the Planning Commission a wealth of experience, on all levels of land use, a strong commitment to high quality public service and respect for the integrity of the process, a unique skill set developed over the last decade of experience in land use issues in San José. For the last decade, as most of you know I've been involved in land use issues at all levels, district level in projects such as Cadwallader and Hawkstone, district level policy in terms of the Evergreen east hills development policy update, and city policy in terms of inclusionary zoning. Because of this continuous involvement over many years in land use process, I understand the process I respect the process and I will have a smooth transition to be Planning Commissioner. I've attended hundreds of hours of Planning Commission hearings, including the one last week on the spring general plan amendment, hundreds of hours of city council meetings and I fundamentally understand how the process works and as I say respect the way the process works. I believe in being an advocate and a governing board member. Some of you know me as a advocate but I'm a governing board member I've been chair of the housing commission for the past two years, president of the district 8 community round table and because of this experience I understand fundamentally the roles and responsibilities of a commissioner as opposed to an advocate and I can do this role very well I think. Secondly I have a strong commitment to high quality public service. It's the third time I've been in front of you tonight, I will continue to be involved in land use issues in San José and I have a strong commitment to this. And lastly, I have a unique skillset that I think differentiates me from many of the other candidates. As you all know I'm a clear and concise communicator, I tend to go in bullet points. I've learned to speak lower though as many of you have promoted me speak slower Bonnie. I always do my homework on projects I'm very thorough about data, I always base my recommendations on data, primarily, I'm a very good listener which is important on the Planning Commission because as one of have has told me recently, you have two ears and one mouth, it's very important to listen to understand the issues, to understand what the stakeholders are asking for to understandity policy. So listening is very important. So I feel I'm fair I'm balanced I'm objective and I would do a good job on the Planning Commission and thank you for your consideration.

>> Mayor Reed: Okay, we'll have some questions. Councilmember Liccardo.

>> Councilmember Liccardo: Thanks mayor Bonnie thank you for your service on the housing commission and your other leadership in the community. I wanted to thank you, or ask you a question about past decisions that this council's made and policy or land use decisions, anything relating to land use. In your experience, are there particular decisions or is there a single decision that stands out that you think should have been made differently, a mistake?

>> I never would say a mistake. Because in any land use decision there's always pros and cons. I think actually the inclusionary policy was a good example of things which are done right and perhaps things that were done wrong. The benefit of the inclusionary policy which took two years as you know, to enact, was that we had a huge public process. We had hundreds of hours of community meetings and hundreds of hours of input. The advantage of that was that the policy that came out was very thorough, very detailed, and will stand the test of time. The disadvantage is, it was drafted a myriad of times and there was so much work put into it that by the end people were fatigued. You had community meeting fatigue people would tell me. So I think that was a good case in which we did the process so thoroughly, that perhaps we did too thoroughly, and that perhaps what we ought to think about in the future is maybe there's ways to make it more efficient. Because while it was a good process it wasn't necessarily the most efficient process.

>> Mayor Reed: Councilmember Kalra.

>> Councilmember Kalra: Thank you, mayor and Bonnie thank you for your interest. And you know, bony, you've alluded to in your resume shows it and I think we all know the number of different hats you wear, you've worn in serving the community and you had the chance to see Planning Commission meetings. Putting yourself in that role, how do you think -- how would you propose narrowing in on the issues before you, on any particular item, while still being sensitive to the concerns the of the community some of which evoke very real emotions? How would you propose doing that and you've probably seen enough meetings to get a sense of what I'm talking about so how -- could you please explain your thoughts on that?

>> Thanks, Councilmember Kalra. That's actually the most difficult thing for a Planning Commissioner is to hear the outpouring of feeling that the community has. And as you know the point of the Planning Commission is it is a public process, right? You are gathering public input and so I think that it's always important to be respectful to listen to the community, to understand what the community has to say, to make the community feel heard as well as the applicant to feel heard. But it's also important to understand that fundamentally as a commissioner you are not ruling in favor of a community. You are ruling in conformance with the general plan and that's always at the back of your head. So I think that what you're asking is how do you bring both together. And I've seen many community meetings, Planning Commission meetings when people have been irate in the audience. And I think the most important thing as you have pointed out is always to explicate why you made the ruling that you did so that the community understands why the ruling was made on the basis of what criteria, to understand away the public has to say, in terms of issues, to listen to the public so they feel heard but fundamentally to understand that you as a Commissioner need to judge on the basis of conforms with the general plan. It's a tough role, but I think it's balanced, and it's always based on respect for the community.

>> Mayor Reed: Councilmember Nguyen.

>> Councilmember Nguyen: Bonnie, thank you for your role in the community advisory commission.

>> Thank you.

>> Councilmember Nguyen: It's always good, every time you speak, showing your enthusiasm for more housing development. So my question has to do a little bit with housing. As you know, San José is losing industrial land as housing needs become more critical. So my question is what factors should you be considering in deciding whether land should be used for housing or industry?

>> Thank you, Councilmember Nguyen. First thing is that the guidance we have now which is the employment lands follow of 2007. And that's incredibly important because that addressed some of the imbalances prior to that when we were flipping land left and right from industrial to residential. So in determining where housing goes the first thing you'd always use as a basis for consideration would be the employment lands policy, knowing that lost employment lands, because that's very important, moving forward and the general plan task force has signaled that. The second is some things that the general plan task force is talking about right now, which is very interesting which is distribution of housing. It's not only important how much housing you have but where the housing goes. And as you know for all of those of you who followed it or who have been there on the task force they've determined what they call scenario 6 a 1.3 to 1 jobs to employed resident ratio and that's important to know how much gross level jobs and housing you have but to address your question where it should go is also important and the task force is looking at that, should it be in transit corridors, let's focus on villages things like that the distribution the phasing and the gross amount of housing and the employment lands those are the four criteria you should use to judge where housing should go in the future.

>> Mayor Reed: Councilmember Herrera.

>> Councilmember Herrera: Thank you mayor, thank you Bonnie very much for applying for this position, and for the work on the housing commission for the district 8 round table for all the work you do in the community.

>> Councilmember Herrera: I have a couple of questions and what priorities would you bring to the Planning Commission? And that could be sustainability, preservation of industrial lands, riparian policy, what kind of priorities would you bring?

>> Well, I think the priorities always have to start with what the -- it's not my priorities first of all right, you know, it's always the council priorities. And I think the council priorities right now are riparian is very important. Sustainability is critical. Jobs housing balance and retention of employment lands is critical. Dense -- intensification in specific areas is critical. So all those things are the priorities that you bring but fundamentally and this is getting back to something that pertains to land use but not exactly is the budget. It all comes down to the budget and how land use affects your General Fund, how land use affects the environment, sustainability, the quality of life for residents and so all those are priorities. And as many of you have said the main thing is you know 20 years from now will this be a sustainable city that we live in, and if it's not then we've made poor land use decisions so that's my priorities.

>> Councilmember Herrera: And what are your thoughts on land use in Evergreen and district 8?

>> Well as you all know the Evergreen development policy update specifies 500 new units in district 8 so we are one of the few areas where we have a specified number of units, a lot of open land that's coming in. My own personal feeling is the campus industrial site as you know is an employment land so it should retain itself for employment opportunities shouldn't have housing on it and in terms of just general feelings about District 8, the importance of District 8 is not only how many housing units you're putting in but where you are putting them. There are certain areas that have a lot of open area and certain areas that don't, and so to me for District 8 that's what is important, is not only how many you're putting them in but the geographical distribution of them and whether they're close to transit, if they're close to transit they should be intensified. Things like that. But once again, it's not my personal opinion. If I were on the Planning Commission, I'm not here for District 8, I'm here for the city.

>> Councilmember Herrera: Thank you.

>> Mayor Reed: Of course as a neighborhood person which you've done among the many things you've done with land use you tend to be down in the weeds literally.

>> Always, especially my neighborhood.

>> Mayor Reed: How do you get out of the weeds, up to a policy level, and you personally what do you think you need to do and have you been participating in the general plan policy work, that's certainly big picture kind of work.

>> One of you had mentioned this to me that the thing that makes me distinct that I go from the ground to the sky almost like a pilot right? I've been down there at the weeds, I've been at the mid level at the EHDB and I've been at the sky at the 30,000 foot level. One of the advantages of working on the commission like the housing commission and being the chair, I have looked at the sky and I understand that how -- how you look at the large level is very, very important. I've been involved in the general plan task force meetings over the last several years, so I understand fundamentally the macro-level. So I think getting out of the weeds is mostly a function of having the experience at the city level to understand that there aren't just weeds. There is also the sky.

>> Mayor Reed: Okay, I think that completes our questions. Thank you for your interest and we'll move on to the next candidate.

>> Lee Price: I'm just confirming with staff that Mr. Kline is here because we're a few minutes ahead of schedule but we did ask those at the tail end of the interviews, times to try and come a little bit earlier so let me check.

>> Mayor Reed: We can certainly take them out of order, if we have one person that's here. We had one cancellation so we ended up where a window. But we've got Norm Kline. Norm, thank you for your interest. We'll give you a couple of minutes to tell us why you would like this appointment and then we'll do questions.

>> Great, can you hear me? Terrific. Good afternoon, honorable mayor, city council members. Thank you for considering me for the Planning Commission. I know I'm supposed to talk a few minutes about myself so I'll get over with it. I'm a native of San José, born in the county hospitals. Schools, graduated from San José High, received full scholarships and grants to Santa Clara University, graduated in '79, married Allison in '81. I have two

sons, one in college, one bound for college next fall. I live on University Way, used to be my paper route when I was a kid. After college I was hired by Lockheed Missile and Space and became a product manager in advanced technology. Apple Computer hired me away in '86 where I became worldwide product marketing manager, and in 1990 I started my own software company, which still does libraries' automation systems. So I've had three jobs, my entire career, I guess Lockheed, Apple, my own company. In 1996 I was appointed to the Planning Commission in Santa Clara and became chair of that Planning Commission in 1999. In 2000 I built a home in Saratoga and 2002 I became a city council person and then eventually mayor in 2006. I was also a liaison for the Planning Commission in Saratoga. Attached to my application is the various boards, commissions I've been on and been proud to serve. And really, in 2007, I built a home in my -- really my dream street, I always wanted to live in San José. And I consider myself very, very lucky to be able to do that. I am very knowledgeable on Planning Commission duties. I know your general plan 2020 fairly well. The zoning ordinances, the permit process, EIR, CEQA, all those things, I know very, very well. I've attended your Planning Commission meetings in person as well as on TV, your city council meetings and your general plan update meetings. I believe I have the experience, knowledge, and probably more important the temperament which you really need to be on Planning Commission. The ability to work with staff, to hang your politics at the door when you come in. The ability to actually spend time that's really necessary that Planning Commission takes. And I welcome any questions you may have.

>> Mayor Reed: We'll have a few questions starting with Councilmember Kalra.

>> Councilmember Kalra: Thank you mayor. Thanks, Norm, for applying, I see your continuing loyalty to Apple, with your iPad, it's nice to see.

>> The old line used to be cut your veins, seven colors come out. Can't do that any more, no more seven colors.

>> Councilmember Kalra: As you may know, we bring in people from all over the community to serve on the planning commission wearing sometimes one or many hats, as neighborhood leaders, community activists, business owners, developers, what have you, and yet it's important to maintain your independence of thought as you just referred to kind of leaving your politics and maybe other persuasions at the door when you're considering public input or a particular application in front of you. How would you propose or how do you feel you would be able to narrow in on the issue at hand while simultaneously taking in the concerns of the community, many of which can evoke sincere emotion, and so essentially how would you stay focused on the decision before you while understanding those sensitivities?

>> Well all commissioners are important. The Planning Commission is extremely important because it has to deal with the land use issues and we're not there to make policy or even to change policy. We're really there to apply that policy that you create and you modify to the particular applicant. What we're there to do is do more like a judge does. Sit in an appellate way and be as neutral as possible, reasoning rationally applying the facts, creating findings to make sure that that applicant has the fairest possible chance of getting it approved, as long as they're consistent with the general plan and the ordinances. And that basically is focused on the facts. See if there's any variances, see if there's any mitigation to the particular applicant see if you can get it approved. If there isn't you have to deny, 000 no matter how much you like the person, no matter how much sense it makes to you to approve it you can't do it. Your position as the Planning Commission is the cold very planning oriented, look at the numbers and see if they add up. If they can't then they appeal, all right? That's the bottom line. And it's sometimes it's almost more difficult to be Planning Commissioner than a city council person. Because a city council person you can look at other factors, the Planning Commissioner you really are not supposed to. You really are supposed to sit there and really apply the owners to that particular application.

>> Mayor Reed: Councilmember Liccardo.

>> Councilmember Liccardo: Norm, thanks for all your community involvement and leadership and service over the years. I wanted to ask you about those policies and or specifically land use decisions that the council's made in recent years. Is there one or are there any that stand out in your mind as being mistaken, that we should have rethought or come out differently?

>> You can get me in a lot of trouble asking questions like that.

>> Councilmember Liccardo: That's the idea Norm.

>> The city has a lot of major problems right now, budget is obviously a big one and our position is not to tell you what to do with your policies, change your policies, our position is to apply them. But from a planning point of view putting the budget aside but relate to the budget is that really imbalance you have in jobs versus housing now. I think you have your ratio of .78, or something like that. When I was in Santa Clara, we had 2.0, amazing. We have too many people in San José going someplace else to work, we have too many people in San José going someplace else to purchase things or to play, even. That really has to change. If that doesn't change you're not going to be able to support a full service city. Bedroom communities don't normally have full services they don't because you can't afford it so looking at the past whenever you convert a commercial to a residential, you're cutting into your potential jobs and that is a serious issue. From a planning point of view you want to try to prevent that if at all possible. That's the only thing I ask think of.

>> Mayor Reed: Councilmember Pyle.

>> Councilmember Pyle: Thank you. You've mentioned several characteristics that would be very desirable in a Planning Commissioner. But what do you think would be the top, top things that any Planning Commissioner should have?

>> Well I think there's a whole bunch of things. As I mentioned being a judge neutral fair looking at facts not trying to bring your own politics or even opinion into it most of the time but if I was going to put that aside and pick something else either respect for staff or the amount of time are you have to put in. Time is really important because unlike a city council person you see the same item over and over again lots of times. Planning Commissioners sometimes only get one shot at it. A technical issue someone's job someone's house they're really emotional about it. You want to go and visit the site because no matter how good the ordinance is there can be mitigating circumstances, the house can be a little bit higher than the ordinance is desired, the house could be on the tilted side of the street which is not so obvious from a map. Just a lot of things physical so time to visit the site time to read your packet, I know everyone reads their packet here every single sentence. Occasional I've seen the same item go over and over again where I kind of say I got it no problem never did that in the Planning Commission. You just don't do it because you can you know only get one shot at it so time to really to visit to do the packet, and staff, really staff is your professional research team. They're the ones that you rely on. Planning Commission doesn't have staff. You really have to have a really good relationship with your staff respect their expertise don't have to agree with them all the time but if you disagree with them make sure you have the facts. Make sure it's not a willy-nilly opinion you have that you are backing it up with findings.

>> Councilmember Pyle: Thank you.

>> Mayor Reed: Councilmember Herrera.

>> Councilmember Herrera: Thank you mayor. Thank you Norm for applying. I have a couple of questions. What priorities would you bring to the Planning Commission? For example, perspective of sustainability, preservation of industrial lands, riparian?

>> Well, I'd bring your priorities to the Planning Commission, actually that's probably the best afternoons I can provide but if I was going to bring any of my priorities from a planning perspective, which to me is not something I should do, it's something I'm there to implement your priorities. I would say I'm a new urbanist, I believe that new urbanism which is really old urbanism, we know how to do it, there are many great communities in this valley. I was very fortunate in helping build the new river mart in Santa Clara, where we brought together mixed use housing, high density, low density, park, downtown, all a major community a thousand houses and not one cul-de-sac. Really really proud of that community. You can walk around the block, can you go to the park, can you walk to your bank, can you walk to your store, you know your neighbors and you can get on mass transit. That's the type ever community we should be look at building in San José. And we need the jobs, too.

>> Councilmember Herrera: Thank you. My final question is, I'm not sure if -- how familiar are we with district 8 or Evergreen but what are your thoughts on land use in Evergreen and district 8?

>> My honest opinion I'm not an expert in Evergreen. You tell me almost any other district I'd be able to handle the question I am not but I am a firm believe in the green boundary line, the urban boundary line, whether it's going to the foothills or to the bay, I think it's very important to stop sprawl, for not only the greenness of it but it's really important for our financial viability. We cannot sustain a sprawling out with this existing jobs imbalance. That's my person opinion. That is no place on the Planning Commission.

>> Councilmember Herrera: Thank you.

>> Mayor Reed: Thank you. That concludes our questions. We'll move on. Thank you very much for your interest. Our next candidate, I think we're down to the end of the line here.

>> Lee Price: Yes, Mr. Mayor, Kerri Hamilton is your next and final applicant. She'll be in momentarily.

>> Mayor Reed: Hello, Kerri, thank you for your interest. We'll give you a few moments to tell us why you're interested in the position and then we'll ask you some questions.

>> Thank you, mayor, members of the city council. Thank you very much for allowing me to come before you again. My interest in planning and building spans most of my lifetime, actually. My father used to design custom homes and my interest has grown over the years. I grew up mostly in San José, a little bit in Campbell. And have seen our city grow and change, seen some of the sprawl that happened in earlier years, and watched as the orchards were turned into housing developments. I came back after college and saw more changes, some good, some not so great, and got really engaged in land use and planning after a land use issue happened in my neighborhood, in the earlier part of the last decade. So I've been involved for the better part of a decade in planning in San José. As far as my background goes, that I think is applicable, my degree is in business and accounting, so that included law, and some policy work, and then I've been involved in horticultural design so I understand site planning, and I know plant material very well, and have averted a few disasters from happening, projects that I've looked at in other cities where they've put in the wrong species that would have taken up foundations and such. So I have a strong passion for it, and that's why I would like to participate. Thank you very much.

>> Mayor Reed: Thank you. We have some questions. Councilmember Kalra.

>> Councilmember Kalra: Thank you for applying. Kerri, I know you've been to and seen a lot of the Planning Commission meetings and council meetings. It brings in a wide variety of folks from all around the community. Given your experience and your observations how would you go about kind of focusing in on any particular item on the issue at hand, while at the same time, being sensitive to concerns from the community and other stakeholders, particularly some of which can certainly evoke sincere emotion, so how would you stay focused on the situation before you while being sensitive to all those concerned?

>> Thank you, councilmember, that's a very good question. I think everything starts with preparation. If one comes in prepared, has looked at the site, if it's that kind of a project that's before you, reads all of the materials, and comes up with questions in advance that would be appropriate to ask, and then listens to the staff presentation as well and comes up with additional questions, I think staying focused is very important. I think as far as drawing people back in sometimes the chair takes a role in that. And I think comments that help people to understand what the focus is of the recommendation or decision that is before the body is very helpful. Because a lot of times people come in and they don't fully understand the process. So I think having been on the other side of it, for a long time, sensitizes me to that.

>> Mayor Reed: Councilmember Pyle.

>> Councilmember Pyle: .

>> Councilmember Pyle: Thank you. Thank you for applying Kerri, appreciate your interest. You mentioned two things that would be good assets for any commissioner to have and that would be good preparation and good

listening skills. Can you think of other assets that would be critical for someone on the Planning Commission to have?

>> I think definitely being a good listener, and being respectful of everyone, both your fellow commissioners, the public, applicants, everyone involved in the process and especially staff, you work closely with staff as well. And I've worked closely with our Planning Commission staff as well as our Planning Commission, and its various forms over the past many years and have a good relationship with everyone that I've worked with there.

>> Councilmember Pyle: Thank you.

>> Mayor Reed: Councilmember Herrera.

>> Councilmember Herrera: Thank you, mayor and thank you Kerri for applying. I have a couple of questions. What priorities would you bring to the Planning Commission, such as sustainability, preservation of industrial lands, riparian policy?

>> Right. Thank you very much, that's a good question. Well, I came into the process very much focused on employment lands and I have a strong background in sustainability and a strong interest in that area. But I think as Planning Commissioners we should be focusing on the general plan, and the City's goals and policies, since we're not policy makers.

>> Councilmember Herrera: Thank you. My last question is, what are your thoughts on land use, in Evergreen and District 8, if you're familiar with it at all? What would be your thoughts on it?

>> Well, I understand that you have the Specific Plan area and the EDP and a lot of time and effort has gone into it. So I think that Planning Commissioners are there to make recommendations that uphold the policies that have been approved by the council body. And that we should be sensitive to all of our neighborhoods, and the plannings that's gone into those specific areas and follow what's before us.

>> Councilmember Herrera: Thank you.

>> Mayor Reed: Councilmember Liccardo.

>> Councilmember Liccardo: Kerri, thanks for all your volunteer work and all your leadership and involvement in the community over the years. As you look back over the last few years, and look at different land use decisions that council's made, both in an individual projects and policies, are there any that stand out to you that you think were mistaken, where the council should be reconsidering whatever approach it took?

>> Well, I think the employment land conversions, the land was so much pressure to do that, during the building boom, because of the demands for housing and unfortunately what was happening in lending, which is really what engaged me in the process, exacerbated the demand for that housing. And I think that we were looking at project by project, and not as focused on the big picture. Which is quite natural, considering the pressures that were there, and just the volume that was there. But I'm glad to see that the framework for preservation of employment lands is in place. I think also now, one of the criticisms sometimes is that we're geared towards land uses that are separated. But I think that with our general plan process, and with more community involvement, there's really a focus on good mixed use projects, and things like form based zoning really will help to effectuate that in the future.

>> Mayor Reed: Councilmember Oliverio.

>> Councilmember Oliverio: Thank you, mayor. Thanks for applying. You know, you had the history of being at the council dais so many times speaking in favor or against a particular project, and each of us as elected officials or planning commissioners have voted one way or the other but then we looked back and said that probably wasn't the right decision. So can you think about on all your advocacy one of the things that would you looking back now thought based on what I know today that was wrong?

>> Hmm, I can't say a particular advocacy position was wrong. I think there are times when I wish that there was more time and focus put into a situation, or I think the flea market project, there may be some changes with that, hopefully, in the future. It was a difficult situation, because it's an EIR that's created as BART supportive but not BART dependent. And you know for certain legal reasons to get numbers on the books to get dollars for BART, it's difficult for people to look at and say well, what should this really be because if we get the transit, you know, that gives us one set of circumstances. And if it doesn't come, another set of circumstances. So -- thank you. That concludes our questions. Thank you very much. And I think that concludes all of the candidates. Thank you for your interest, Kerri, we appreciate it.

>> Thank you.

>> Mayor Reed: All right. City Clerk, how are we going to vote on these? We have four openings.

>> Lee Price: That's correct, Mr. Mayor. There are four vacancies or pending vacancies, I should say. Three seats are for terms of four years each, beginning July the 1st. There is also one unexpired term, slightly more than two years, due to the resignation of Thang Do who currently serves as the chair, which is effective, his resignation is effective April the 22nd. So that unexpired term is, hopefully, the council will want to fill that one effective the 22nd of April, whereas the other three will take effect July the 1 -- July the 1st, excuse me. I'm hoping to use our technology today. We haven't used it in a while but we did test it out this morning and it worked beautifully. So what I would like the councilmembers to consider is, voting up to and up to four applicants this afternoon. So I'm going to bring the vote up for you to see, and then once you have placed your votes, then I will put them up on the screen for the public to see. Is everybody seeing the votes? The candidates' names in front of you?

>> Mayor Reed: Looks like we have nine names in front of us on the voting page.

>> Lee Price: That's correct. They are in the order in which you interviewed them today.

>> Mayor Reed: Before we had the time to vote, we had councilmembers who had some questions or comments. Get back to that page again. Councilmember Constant.

>> Councilmember Kalra: Thank you, mayor. The first is a question and a comment. The question is, how is the two-year term distinguished from the others in the voting is the one with the -- gets enough votes with the lowest number or is it going to be more of a random drawing?

>> Lee Price: Well I would take direction from the councilmembers. One thing I should have mentioned is that, a candidate must get at least six votes or more to be appointed. So you could wait and see how the votes shake out and he then based on the results make a decision about which candidates serve the full four-year terms, or someone on the council could make a motion, when you get to that stage.

>> Councilmember Kalra: Well I guess my suggestion would be then, of the four alternately who are selected whoever has the least number of votes would get the two-year term. And if there's more than one person, let's say if two people get the same number of votes to get in, do a random drawing or something to decide which one gets -- as long as the City Attorney has --

>> Mayor Reed: It's also possible that we'll only have two or three people that get six votes. We're not required to vote on this, we may abstain if we wish to, correct? That's not as our usual voting, City Attorney?

>> City Attorney Doyle: I would just note in the case of Hope Cahan, that is up for reappointment. That's up for a four-year term automatically. That's up to the other three.

>> Councilmember Kalra: We can see how the voting goes first, make a determination. Make a comment I just feel fortunate that we have nine people all of whom are competent to serve. All two did a tremendous job. We are fortunate as a city to have such great applicants step forward, whoever doesn't get the appointment, I hope you'll continue your commitment to the city, continue your service to the city, continue applying and for those who do get in I look forward to your service.

>> Mayor Reed: The City Clerk has -- we have our voting screen with nine names on it and you may vote up to four. You're not required to vote on any of them, is that correct? Okay. All right so everybody got their screen up, all electronics are working. Sit time for us for us to select up to four, the next thing for us to do City Clerk?

>> Lee Price: That's correct. I have almost everybody's vote in. Okay, all votes are in. I'm going to display the votes.

>> Mayor Reed: Well, we have some who got more than six. You want to tell us who those are, City Clerk?

>> Lee Price: Yes, Norman Kline received ten votes, Hope Cahan received nine votes, Edgar Abelite, received seven votes.

>> Mayor Reed: So that's three.

>> Lee Price: That's three.

>> Mayor Reed: Out of the four.

>> Lee Price: So we will need to recast, then. That will take me just a moment to reconfigure that. Now I'm asking you to vote for one of the candidates now that have been edited to take out those three that have already been -- have already received enough votes.

>> Mayor Reed: Up to one, we are not required to vote, just one. We may stay on if we so choose. Are you ready for us to vote?

>> Lee Price: Yes, I'm ready for you to vote. Okay, all votes are in. Okay, looks like we have two candidates, who both received four votes. And one candidate who received two votes. So let me reconfigure again, and if you will then vote for either Edesa Bitbadal or Bonnie Mace.

>> Mayor Reed: Councilmember Constant, did you have a question?

>> Councilmember Constant: No, I just thought in the past we took two votes if we didn't get to six before we narrowed down but maybe I'm mistaken. I always thought that's how we did it when we had the paper ballots in the other room.

>> Mayor Reed: That's when we were I think down to two candidates and couldn't get to six.

>> Councilmember Constant: Okay.

>> Mayor Reed: Just dropping off the low votes, the two zero-votes and the person with two votes drop off and so we still have to get to six on this, and if we get another tie, we'll revote. We'll revote until we get it done, right, or give up and decide we're not going to fill that spot, 100 ballots later, get the same answer over and over again we might give it up. Ready to vote? Up to one vote here.

>> Lee Price: Up to one vote.

>> Mayor Reed: Not required to vote.

>> Lee Price: I think all votes are in. I will display the votes. Okay.

>> Mayor Reed: That was 4 for each, same as the last outcome. So that was with two people, or three -- no -- there are only ten of us here so we're only going to get the ten.

>> Lee Price: Right, couple of councilmembers elected not to vote.

>> Mayor Reed: Okay, shall we vote one more time, see if anybody wants to change their vote or decide to vote? If we get with a different outcome?

>> Lee Price: And with these same two applicants.

>> Mayor Reed: Same two. Councilmember Liccardo.

>> Councilmember Liccardo: Yes, just question about process. Is this the last opportunity we have to vote? In other words if we don't get to six are we then required to go through this process again? Or is there some alternative procedure?

>> Mayor Reed: Well, if we don't get the six we don't fill the spot. We'll still need to decide how to allocate the three that were approved among the four spots between the unexpired term and the four year term but then we would have a spot that's open and we would go put them back into the outreach process and we'd eventually come back again, right, City Clerk? Am I close?

>> Lee Price: Or the alternative is we could backtrack and if you would like to vote for -- if you would like to take one more opportunity to vote for all of the candidates, but for the three that we've received six or more votes. So go back to your second ballot, so to speak.

>> Councilmember Liccardo: I'm not sure that's going to get us the six. But I guess my suggestion is that at least we know if there is a final vote coming up so there can be some discussion. Is that possible?

>> Mayor Reed: Certainly.

>> Councilmember Liccardo: Okay. Is this the final vote?

>> Mayor Reed: I don't know. Is this the final vote, councilmembers? I think it's up to us to decide.

>> Councilmember Liccardo: Okay.

>> Mayor Reed: We can vote on these two and if we get to six, fine. If we don't then if somebody wants to, if we -- I guess then we'll decide if we want to vote again on all of them I mean ultimately that we might have to have a council vote on whether to keep voting or not.

>> Mayor Reed: Fair enough.

>> Mayor Reed: So a vote on these two again that way there are a couple who didn't vote and maybe people would change their vote. We'll see if we get a different result.

>> Lee Price: Okay. We are now ready to vote. Has everyone voted who wants to vote? Okay, I'm going to display the vote.

>> Mayor Reed: Still don't get to six. On that we have four for Edesa Bitbadal and three for Bonnie Mace. Councilmember Campos.

>> Councilmember Campos: I just wanted to ask a process question. It seems like we may be at a standstill and not get the six that we need. I know in the past, what we've done is, if we get to this point, then there's one position which is the one that will be expiring at -- close -- at the end of the month. And we could go back, and ask for people to reconsider, open it up again. I think we can be here all day, even if we debate, we can be here a couple of hours debating on who we would like to see as the next planningser. Or we can go out like we've done before, and opened it up for that two-year position. So that would be my suggestion, because we've lost another person, which means people are now not engaged and not willing to cast their vote one way or the other. So that would be my recommendation, that we appoint the three to their four-year and go back out, City Clerk, I know it's a long process but maybe we can engage the people that have applied to reapply, and then that would give them

an opportunity to meet with councilmembers, it would also give people an opportunity to apply that have not applied. So that would be my suggestion.

>> Mayor Reed: Councilmember Liccardo.

>> Councilmember Liccardo: I appreciate the desire to fully vet this. I feel, though, though we certainly have enough information to make a decision, I'd be willing to switch my vote to move this along, and because I do have confidence that Edesa Bitbadal would also be a very good Planning Commissioner. Obviously my vote alone would not carry the day but I would be willing to revote.

>> Mayor Reed: Vice Mayor Chirco. I don't have the board here so I can't see any requests. So just wave.

>> Councilmember Chirco: I also think that Edesa would be a good Planning Commissioner. I think Bonnie would be a wider sense of experience. Just to break the logjam I would switch my vote.

>> Mayor Reed: Councilmember Herrera.

>> Councilmember Herrera: I think they're both qualified and I'd be willing to support Edesa to bring consensus.

>> Mayor Reed: Anybody else want to vote? Let's see if we have willingness to revote. Vote again now in some fashion. We have one two three for four five six seven. We have at least six councilmembers who want to go ahead and have another vote. And the way understood what people are saying, we should vote on these two candidates again, or were you wanting to vote on everybody, the whole pool? So the two? That seems to be the consensus. We should vote again on the two final candidates. So shall we do that, City Clerk?

>> Lee Price: Okay, ready to cast your votes?

>> Mayor Reed: Vote up to one.

>> Lee Price: Do I have all votes that want to vote? I'm going to display the vote then. So you see seven votes then for Ms. Bitbadal.

>> Mayor Reed: So 7 for Edesa, that's enough to carry the day now, you need six votes. Now we need to return to the conversation about the three, four-year terms and the one-short term because we're filling an expired term. Councilmember Campos.

>> Councilmember Campos: Mayor, I would recommend that Edesa fill the two-year term, and that the top three fill the four-year term, and I don't know if we need a motion on that but that's what I would recommend.

>> Mayor Reed: Treat that as a motion. There's a second, discussion on that motion, Vice Mayor.

>> Councilmember Chirco: I was just wondering because the incomplete term allows the position to run for two more terms on the Planning Commission, which could translate into -- Laurel, what would -- a possible --

>> Ten years.

>> Councilmember Chirco: Ten years. So I was thinking just to kind of flip that, and the one who got the most votes I think was Norm Kline.

>> Councilmember Campos: I'm fine with that. I wasn't putting that in context of the council race, but you're absolutely right. So I would then put it for -- if he's willing to take that term, but he doesn't have to run for the last term if he doesn't choose to. So I would change the motion to reflect that Vice Mayor.

>> Councilmember Chirco: Thank you.

>> Mayor Reed: Okay, so I think we have a modified motion here, to appoint Norm Kline to the shorter term. The question I had for the City Attorney, and that was okay with the seconder? Councilmember Liccardo?

>> Councilmember Liccardo: I think we should ask Norm to see how much he's grimacing.

>> Mayor Reed: Lifetime appointment.

>> Councilmember Liccardo: Okay, I guess I'll second it.

>> Mayor Reed: The question is, whether or not the term limit rule that we just referenced works the same for Planning Commissioners eighthths does for --

>> Councilmember Campos: For council.

>> Mayor Reed: For councilmembers. Because it's more -- it would be more than two years. So for councilmembers, you wouldn't be eligible for a second term, because the first one would be more than --

>> City Attorney Doyle: That's right, I don't have the code in front of me to verify, but that's staff's understanding. And you know I can get a quick answer for you, but -- give me two minutes.

>> Mayor Reed: Okay, take a two-minute recess to see if we're operating under the correct assumptions about the law on reappointments. [Recess]

>> Mayor Reed: All right, let's try to get the meeting back into session. Now that the City Attorney has consulted with the United States Supreme Court, the -- duty judge, Justice Stevens was busy, who did you end up speaking to? And the City Clerk has had a chance to read our city ordinance. Is there a report?

>> City Attorney Doyle: Yes, we're advised that the code is silent, it refers to the charter. The code does provide for term limits but doesn't have anything with respect to the unexpired term. So if the council wanted to go with appointing Mr. Kline to the unexpired term on the assumption that he then would be eligible for reappointment twice, you can do that.

>> Mayor Reed: Okay, I think that is the motion on the floor. Councilmember Campos. Correct?

>> Councilmember Campos: Yes, it is, uh-huh.

>> Mayor Reed: Councilmember Liccardo, did you want to speak on the motion?

>> Councilmember Liccardo: Although I seconded the motion, I thought putting Norm through this again, twice, wouldn't be appropriate, given he's the top vote getter. I appreciate the intent behind the motion I will not vote for it.

>> Lee Price: I will second the motion. Are you withdrawing your second?

>> Councilmember Liccardo: No that's fine.

>> Mayor Reed: The motion was to appoint Norm Kline to the stub period which is a little over two years and the other three to the four year terms starting July 1st. That's the motion that Councilmember Campos made. Further discussion on the motion? All in favor? Opposed to be motion? One, two, Reed and Liccardo are opposed to the motion. So I think we have -- yes, everybody's here so we've got ten people here so that passes on an 8-2 vote, sorry Norm. [Laughter]

>> Mayor Reed: Okay, so that takes care of all four spots. We've done all the interviews. We have only I believe the open forum left on this agenda. Anybody want to speak on the open forum? I have no cards.

>> Lee Price: Yeah, you're not required to take open forum at a special meeting but public comments on the item before you is permissible.

>> Mayor Reed: We have no requests from the public to speak in any event. And I think councilmembers are probably tired and don't want to talk anymore so we're going to adjourn. Thank you very much. We're done.