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>> Commissioner Cahan: Good evening. My name is Hope Cahan, and I am the chair of the Planning Commission. On behalf of the entire Planning Commission, I would like to welcome you to the Planning Commission public hearing of Wednesday, January 11, 2012. Please remember to turn off your cell phones. Parking ticket validation machine for the garage under City Hall is located at the rear of the chambers. If you want to address the commission, fill out a speaker card located on the table by the door on the parking ticket validation table at the back, and at the bottom of the stairs near the audiovisual technician. Deposit the completed card in the basket near the planning technician. Please include the agenda item number, not the file number, for reference. Example, 4A, not PD 06-023. The procedure for this hearing is as follows: After the staff report, applicants and appellants may make a five-minute presentation. The chair will call out names on the submitted speaker cards in the order received. As your name is called, line up in front of the microphone at front of the chambers. Each speaker will have two minutes. After the public testimony, the applicant and appellant may make closing remarks for an additional five minutes. Planning Commissioners may ask questions of the speakers. Response to commissioners' questions will not reduce the speaker's time allowance. The public hearing will then be closed, and the Planning Commission will take action on the item. The planning Commission may request staff to respond to public testimony, ask staff questions, and discuss the item. If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the city, at, or prior to, the public hearing. The Planning Commission's actions on rezoning, prezonings, general plan amendments and code amendments is only advisory to the City Council. The City Council will hold public hearings on these items. Okay, let the record show that all commissioners are present except Commissioner Kamkar and Commissioner Yob. First item of business is deferrals. Staff.

>> Thank you. Staff actually is recommending deferral of two items. Item 2A, the conditional use permit CP 11-002 for 12 bed residential care facility, that being recommended to be deferred to February 8th. Again, we still are continuing to work with the applicant to work with some building code requirements. In the design of that. And item 2B which is a conditional use permit, CP 11-046 to allow a child daycare center, in an existing commercial center, at De Anza boulevard. Again, that's per staff recommendation to continue to work through some parking issues related to that proposal. That's staff recommended deferrals.

>> Commissioner Cahan: Okay, commissioners, I'll entertain a motion. Commissioner Kline.

>> Commissioner Kline: I'll move to defer 2A to February 8th and 2B to an unknown date.

>> That's also February 8th. I apologize.

>> Commissioner Kline: February 8th.

>> Commissioner Cahan: Okay, we have a motion and second. All in favor? Any opposed or abstaining? Okay motion passes to defer the two items from the consent calendar. So that takes both items off of our consent calendar. So we will skip over that and move over to public hearing. Generally, the public hearing items are considered by the Planning Commission in the order which they appear on the agenda. However, please be advised that the commission may take items out of order to facilitate the Agenda. We only have one item. That won't be necessary this evening. So we will hear from item 3A and I see we have many people representing Barry Swenson's office here today so you'll have five minutes to do your presentation. O, I'm sorry I didn't recognize staff. Staff.

>> Thank you. As we presented in the staff report, this is a proposal for a planned development zoning of the subject site from R-1-8 to R-1-8 PD. It's for four detached single family residences. This is consistent with the goals and policies of the envision San José 2040 general plan and the plan's residential neighborhood land use designation. The proposed project matches the density as well as the development pattern of the surrounding area. It's a proposal with the typical residential lots, two-story single family detached units. The lotting pattern as we've worked through it is consistent with the development pattern in the surrounding neighborhood. With the exception of lot width on a few of them. And as a result you'll see that the development standards being proposed recognizes this and alters the allowable height that would normally be allowed for a single family of 35 down to 30 and kept these at two stories, so whereas the other homes in the areas can go up to 35 feet and two and a half stories because these would be on a little narrower lot and to ensure that we don't kind of overbear the street

pattern with a massing, given that narrower lot we've kept the height down at 30 feet and two stories. We've also proposed development standard related to two of the lots, to share a driveway, again to really recognize the primary purpose for this planned development zoning to accommodate a narrower window than a standard subdivision and minimize the driveways along that street so we can maximize on-street parking and kind of keep within the regimented pattern of the neighborhood. And again, to support the detached garage development pattern in the neighborhood. So with all of that, staff is recommending that the commission recommend to the city council support of this planned development zoning. That concludes staff presentation.

>> Commissioner Cahan: Thank you. And now we'll move on to open up for the applicant to come up and spend -- I have many speaker cards. Each of you will receive the two minutes and then you guys will have another five minutes to come up and speak to us after that.

>> All right, good evening, commission, and city staff. My name is Jeff current. I'm a Vice President at Barry Swenson builder and architect. We've got a brief presentation. I don't know if it's on your screen already. I think slide 1 is up. Yeah, okay. So we can move to slide 2. The neighborhood, I think everybody's pretty familiar with the neighborhood. We bought a 26,000 square foot lot with an old ranch style home on it that backs up to the freeway offramp right there at highway 880. And kind of an edge of the rose garden neighborhood. It was a big house, and had a lot of police issues there, drug related things. And illegal unit in the garage. And so when we initially put the option down, we thought if we could do something that fit the character of the neighborhood a little bit better that we would pull the trigger and buy the lot. So the next slides shows some of the kind of the neighborhood shots. The two shots on your left-hand side, upper left is the existing home. Kind of a one-story sprawling ranch. And you can see the freeway sound wall is kind of right there, adjacent to the lot. And you know really a nice neighborhood but we just happened to buy the site that's on the very edge. Next slide. So the first submittal that we had put into the city was for a more of a typical court home development. You can see there were four homes around a court and then a single home. We had a community meeting, and there was some outcry about density. And I think we were actually right on the border of meeting the minimum lot size, it's an R-1-8 neighborhood. And so the next slide, this is the present layout. It's now four homes. Working with planning staff, kind of arrived at this solution. We think that it's really kind of in keeping with the rose garden neighborhood. One

attached garage, three with detached. The C and the D lot kind of have a shared common wall. The garages are essentially right at the setback line from the freeway sound wall that what was required. But really, designed to fit into the pattern of neighborhood development. The next slide shows kind of the streetscape view of these four homes, craftsman in style but all slightly different in character. And I mean, really, that's the presentation, where we don't have a lot more to say. But we're here to answer any questions, if you desire. Thank you.

>> Commissioner Cahan: Thank you. At this point we don't have questions from the commissioners. But that may arrive. All right. Our first three cards that I will call names, Rich Winslow, Joe pepper, and Steve Prudy. If you will come and line up and make sure that you state your name before you give your two minute presentation.

>> Thank you. I'm Rich Winslow, I'm a neighbor at 1207 McKendrie street, I purchased 12 years ago my craftsman bungalow. I do agree this lot is prime for some improvement so I'm supportive of something happening. When this first came about in May there was a five homes proposed, we asked for one to two. To be more fitting of the neighborhood. They came back with a four proposal. We met again on Monday. I have also input my feedback to Leslie in planning via e-mail in May. Still asking for 1 to 2. Maybe settle on three. But to fit into the flex of the neighborhood that's what I would like to see. Parking is an issue. On Sundays the Greek church has church every sun and once a year the Greek festival. These are very congested parking. This is a high traffic area because it's used as a thoroughfare to cut around through the Alameda. So some parking and traffic issues are there. So I kind of want to leave with you know the decision you're making today, you know make it with pride that it's not a decision for the day. It's a decision forever. This is a neighborhood we take a lot of pride in, and to have a home in the -- homes in the character of the neighborhood, done with more uniqueness, not as high density is what I'm seeking as a neighbor. Specifically, there are some lighting issues. I'd love to see the builder address those and I'm not sure with increased traffic if it would have additional negative impact on the pavement. I'm not sure if you've seen the pavement on Morse is in need of resurfacing. And lastly, on the look of the homes, it seems like the builder's open to work with us on the look of the homes. You can definitely see these four homes are one in the same. That there's another example up the street that would -- the homes being more physically unique, rather than just, you know, texture and paint and color. So take hopefully you take my comments well, and think long term. This is a 200 year decision you're making.

>> Commissioner Cahan: Thank you.

>> Good evening. My name is Joe pepper. My wife and I live at 1220 McKendrie which is about 400 feet away from the planned development. We've been in the house now for eight years. Our house is a blue Victorian that was built in 1904 and represents the kinds of neighborhood field to it that Rich was just talking about. My wife and I are here in support of our neighbors. Our concerns are the same as Rich's, that is the increased traffic and parking congestion. We just don't believe that there's room for that increased congestion, four houses worth back in that narrow corner where the road winds around headed for the Greek orthodox church. I feel with the rest of my neighbors that a much better solution would be a three house development with some of the aesthetic changes that Rich just described to you, it would fit in better, it would not increase the traffic, or the parking issues that could all be dealt with with a three-house rather than a four-house development. Thank you very much for your time and attention.

>> Commissioner Cahan: Thank you. I'm going to call the next set of names. Elizabeth Nedved, Mary Ann Spunik and Ron Zeppa.

>> Good evening. My name is Steve Proudly. My wife and I live on the corner of Morris and McKendrie. We're three houses down from the proposed lot. First off let me say that we're supportive of Barry Swenson, Barry Swenson builder, very proud of the job he's done in this community. On commercial projects. We're also supportive of the 240 -- 2040 development plan. We see that it makes sense to do higher density along major thoroughfares. Our issue is bringing in this much density in the middle of all single family residences in the surrounding area. And we're also supportive of the expansion of the -- and we have been supportive of the expansion of the Alameda business district. The concern that many of us have is the impact on the neighborhood of putting four homes on this lot. Because of the shape of the lot, it really forces the crowding-in of four homes across the front there, you know, it's the houses have been designed to maximize the square footage, and stay within the setbacks that are required. So you end up with a very tight visual, when you see it. It's more -- has more impact than what the picture renders here. If you drive past where one house is now, and imagine four houses

going in there, you can -- I mean think bit in your neighborhood. If you removed one of your homes and put four houses where that one home was, it's going to have a loll of impact visually. The second thing is, that it's very tight in the setbacks. So that the house that's now next door to it, Elizabeth is going to come up. They are the next door neighbor. There's going to be a big two-story stuck up right next -- right on the fence line next to their home. And then the impact of bringing in four families with cars, and if you've got teenagers you could have as many as like four cars for one family. I know we experienced that when our kids were growing up. And it's -- you bring in that many more cars and try --

>> Commissioner Cahan: Thank you. Just noticed that your time was up.

>> You bring in that many more cars it's going to be tight.

>> Commissioner Cahan: Thank you. Lawrence Russ, if you would also line up.

>> Hi, my name is Elizabeth Nedved, owner next door, as can you see on the screen 97 zero. I've lived in the neighborhood over 30 years. And we had mixed emotions when we found out that Barry purchased the property. We are excited that such a prestigious builder such as Barry purchased the property, but we were saddened that five houses were going up. Since then we met with Barry and they did listen to us. On the last meeting on Monday they did show us the latest plans for four which did address some of the traffic issues we have. But we do live in a neighborhood of historic and charming homes and when big business comes in to make a profit rather than focus on the people in the neighborhood it's very displeasing. You know, once they leave, we'll be stuck with homes that are -- will remain incongruent with the neighborhood. I own a single family Cape Cod home which you see that was built in the '30s. According to the plan that we saw, and you've seen from Barry, two-story home will be put within five feet of my property line. I will be looking at a two-story sterile wall out my living room and family room. Now I look at trees and bushes that I can't really see the home next to me. As you see in photo 13 and 16. Which we'll be putting up. Barry Swenson's office did offer to do a shadow study which I really appreciate and I'm anxiously awaiting. I asked if they could make the home nearest to me a single-

story. And they said no. We also asked if they would consider putting in three homes. And we were again shot down. Another issue as you've heard is the traffic with the grease festival.

>> Commissioner Cahan: Thank you, your time is up.

>> Thank you.

>> Commissioner Cahan: Okay, thank you.

>> Hi. My name's Mary Ann Smutnak, and I live, oh, two doors down and Elizabeth is my daughter. And when we heard about this plan, I was crushed. It's four crunched, high-density, simple tract homes that the plan was a sore site to behold. I don't think, in all honesty, Barry Swenson, I don't even know how to say his last name, would want that in his neighborhood. And I really don't feel that any one of us here as we have our morning coffee and as we are in our -- the dream house that we each personally can afford, and have made it to be our little haven, I'm sure we don't want to look at this giant wall. So I feel in my heart of hearts that I would really like to see this resolved, and I feel that a two single family detached residence is in character to our rose garden community. And also, this can be done. de mattei builders has come in and everybody loves the man. He has done nothing but add charm to the neighborhood. Has taken in all our concerns. And so we are glad to see that this site has been purchased. But not what's going on. So I hope that you can search your hearts, and really listen to our plea here. Because it really is a plea. And thank you so much for giving us this opportunity.

>> Commissioner Cahan: Thank you.

>> Good evening. I'm Ron Zeppa and my wife and I live at 1245 McKendrie street and we've been there since 1980. We're in a 1914 craftman home that we love. We love the neighborhood. And the neighborhood has certain charm. There's you know I know all of our neighbors and you know I really enjoy that. And I know the particular site. I know the house there, the gal used to live there and it's a real pinched site. It's a real dangerous street there, I don't know if you guys know nap it kind of -- it's kind of a blind corner. It's really not the type of a place

you'd want to have four additional homes. Outside of the fact that the artist's rendition up there, I don't think it's really to scale. I don't see how those four homes could fit where one home is there now. I guess, you know, this -- you know, this purchase and this building you know of four homes, it benefits Barry, Barry, but the rest of the residents I don't see any benefit that we glean from this building of this -- these houses. And that changes the complexion of the neighborhood. It's a quiet street. And I just don't think it fits in. I don't see how you could have four houses there. So I could see, perhaps, two, but any more than that, to me, just out of line. So that's all I want to say. Thank you very much.

>> Commissioner Cahan: Thank you. Steve Kline, if you will line up as well.

>> So good evening, I'm Lawrence Russ. I live at a couple of blocks from the site, in addition to a lot of the concerns that were raised which is the character, I wanted to raise a couple of other things. One is I don't think the development takes into consideration the actual freeway noise outside the buildings had talked about inside insulation or what have you. The Mercury News did a study, just a couple of years ago, it ranges from 65 to 85 decibels, and right there maybe it's not 65 because it's next to the exit ramp but even if it was at the low end of that spectrum you're in your backyard, you're going to hear the equivalent of a vacuum or a blender at Starbucks. It is oppressive and doesn't go away. If you think of how many houses and who's really going to buy it. The other thing is, these are 2100 square foot multiple bedrooms, designed to attract parents, kids, families, what have you. The first thing they're going to do is go out and hit a Wiffle ball a Frisbee, if they truly want to build four houses that are designed to have families with kids or what have you, where are they going to play? There's no room for it. You back up to a sound wall and that's it. Between that the character of the neighborhood, the parking concerns which are very legitimate down by the Greek church, I don't think four is a correct number, I think two or three is really the better mix, give the families a little yard to play. Can't mitigate the freeway noise, given me, I wouldn't built near a freeway, but thank you.

>> Mayor Reed: Mr. Kline. No relation to our commissioner.

>> No, I couple of days ago I called him my brother or father but I was insulting him and not myself but all due respect and our father Kevin, the great actor, is still doing very well. Good evening. I just want -- my name is Steve Kline and I'm a direct of district 6 and I wanted to rise in support of the neighborhood organizations. I happen to be with the rose garden preservation association the night they got information from Mr. Swenson and his organization. There has been great movement, always great understanding, and now that it's at four that's encouraging. But the persuasive argument of the people that were at that meeting, that are here tonight in that neighborhood that actually have to cope with traffic and all the other amenities that are in that neighborhood, that classic neighborhood, they really, truly believe that it would be economically feasible and a more compatible with the neighborhood if in fact they were three, or perhaps less. But at least, don't go more than three. So I wanted to rise in support of that. Because I believe the neighborhood is a classic one, and should be maintained in the greatest force possible. Thank you.

>> Commissioner Cahan: Thank you. We have no more speaker cards. So you may come up and have another five minutes to discuss the project.

>> Yes, thank you very much. I guess there were a number of issues brought up. It seems like traffic was a big one. And I mean, our opinion is that the four homes aren't going to impact the neighborhood. It's really the Greek orthodox church and big events and certain times that is going to create the majority of the problem in the neighborhood. The homes all have two-car garages. They all have aprons in front of those garages or driveways, I should say, that can park, as well. I think two cars. So I mean it's pretty standard. It fits the setbacks of the zoning district, as far as four -- why four homes, we looked at doing larger holes. Believe me, we're developers. We look at the financial equations for a lot of options. And doing larger homes on this, as I mentioned in my first presentation, kind of this lot that's on the edge, very edge of the neighborhood backed up to a sound wall didn't make a lot of sense to try and get more money for bigger homes. And so if you look at the plat map, I don't know if that's on your screen. There's a neighborhood lot map. And you look at our site that's cross-hatched in that map. Across the street, on a smaller piece of land, there's four homes directly across the street. So I think again, our goal was to fit into the pattern of development for the neighborhood. I don't think we're breaking out of that. The shadow study we're happy to do. I think for the most part we're on the north side of all the other homes

so our shadows are going to be cast in a direction that goes away from those homes, not towards those homes. As for diversity of look, I mean we'd be willing to do, you know, add another style in there if that's -- if that's really the deal-breaker here. We thought being more consistent with the craftsman style would be appropriate. If some form of a -- you know a Mediterranean or Spanish colonial thing would work as an option for one of the homes, be willing to do that. Barry lives in the neighborhood. I lives in the neighborhood. Our projects manager, Mike Black, lives in the neighborhood. No, we don't live in the street but I've lived in the rose garden for probably 15 years. And so I mean a lot of us have a lot of history there and we're not here to build homes and run away. We're here for the long term. And so we feel like we're proposing a sensible and quality development. And again, we thank you for your time tonight.

>> Commissioner Cahan: I do have a question for you, from Commissioner Kline.

>> Commissioner Kline: Jeff, thanks for the presentation. I actually really like craftsman style homes myself, I really enjoy them, I think they have a certain warmth to them but four in a row does seem to be over the top. You said you would be flexible to changing one, would you be flexible to changing two?

>> Sure.

>> Commissioner Kline: Thank you.

>> Commissioner Cahan: In that vein, would you be willing to make any of them one story?

>> I don't think we can and fit the bedrooms and the floor plans in so I'd say no.

>> Commissioner Cahan: Okay, thank you. No other questions.

>> Okay.

>> Commissioner Cahan: Do I have a motion to close -- okay. All in favor? Okay it passes, staff.

>> Thank you. We discussed it in the staff report and I'm just going to offer it up again. I think again that the primary purpose for this planned development is to accommodate some narrower lot widths. The plan can be subdivided through a sequential subdivision process through the conventional R-1-8 process. In that case it would go to a conventional subdivision and then each individual lot would get their own building permit without any planning input or neighborhood input. So that may not be enough to appease the neighbors. I just wanted to again restate it in the public hearing so that we really understood what we were doing. Again, we have imposed some stricter development standards than the surrounding neighborhood enjoys and again those are reduced height, and requiring that there be a shared driveway between two of the units. The pattern of the neighborhood with detached garages, we are encouraging, and that in essence will support additional off-street parking. So we're not necessarily supporting a development that puts garages out front and creates you know four driveway cuts reducing the onstreet parking and exacerbating any traffic issues. The current site, again, whether it's a standard lot or a narrower lot, could go up to two and a half stories, 35 feet without any input from the neighborhood. And if it remained and somebody wanted to tear this house down and build a new one they could place it there. So with that --

>> Commissioner Cahan: Staff just for clarification for our community members that are here, this lot could be divided into four separate parcels, and four separate homes could be built, that are two and a half stories tall each? Is that correct?

>> 35 feet, yeah. You know, it's -- probably at the end they're going to do you know not as you know nice a lot, narrowing the lot widths gives the opportunity to really present the more typical pattern you're seeing as opposed to making you know a real pie-shaped one at the back. But there's lots of ways you could slice and dice this and meet the requirements, the design, lot design requirements of title 19. And then there is a limited discretion that we have if you meet those requirements, meet the general plan. You know, it's not -- we can't force certain designs unless we have a kind of real substantive reason. So again, when it came in as five, that was contrary to the pattern of the neighborhood. Planning staff did not support it and we encouraged the applicant to reconsider

their proposal and I think the community feedback drove that home. So we were happy to see that they took that to heart. They still want the narrow width so that's what, again, is requiring the PD. The reason we have the R-1-8 PD is if for whatever reason they don't want to pursue the planned development, the existing zoning of R-1-8 remains as a base district. So it would be the same as what's currently there.

>> Commissioner Cahan: Okay, thank you. Commissioners. This is very unusual for our commission to be so silent. Commissioner Bit-Badal.

>> Commissioner Bit-Badal: I have a motion to move forward, as recommended by staff.

>> Commissioner Cahan: Okay, Commissioner Kline.

>> Commissioner Kline: I would make that motion, welcome a friendly amendment to include that two of the homes be of a different style than craftsman such as Spanish or colonial. To be left up to the developer.

>> Commissioner Bit-Badal: I accept that motion or friendly amendment.

>> Commissioner Kline: Then I'll second the motion.

>> Commissioner Cahan: Okay, we have a motion and second. Any discussion? Commissioner Abelite.

>> Commissioner Abelite: I just like to say I do like the craftsman style homes. I like the idea that you know, it's an unusual site and the only way to get four units to fit on there well is to put the garages towards the back. And I think that is nicely consistent with the craftsman idea of how homes are built. I don't think traffic is an issue. I do agree that you know the Greek church when they do their events and they do their Sunday morning church creates a problem for the neighborhood but that shouldn't fall on the shoulders of this particular site or this particular developer. So I will be supporting the motion and ready to vote.

>> Commissioner Cahan: Commissioner Bit-Badal did you want to speak to your motion?

>> Commissioner Bit-Badal: Yes, thank you for your comments as well. I have actually been a neighborhood leader and I absolutely always sympathize with neighbors when they take the time to come to an evening meeting to speak on behalf of a project. And I know that this is a really difficult situation for you. At the same time, if this was a condominium development, high-rise, that would have been a lot more impact to the neighborhood. I personally do not see how four homes, single-family homes, we're not even talking about condos or town homes, we're talking about four single family homes would have such an impact. And I hope this decision is correct for years from now, as I go to your neighborhood. Because I do visit your neighborhood at least once a year for the Greek festival. So I'm very familiar with that area and that street and the surrounding areas. With that, I enjoyed actually the architectural style that was presented but I was okay with different changes, as have been proposed by the neighbors, to make sure that all the homes are not looking like cookie cutter and with my colleague's motion or friendly amendment I think that addresses some of your issues. Hopefully you will have great neighbors moving in and will add much more value than what is existing right now. Thank you.

>> Commissioner Cahan: Commissioner Kline.

>> Commissioner Kline: And I just want to repeat, I think that was exceptionally well said. I'll just make it shorter. I think in this city there are certain over-the-counter things that you can get approved that we have seen and I've seen that makes this look like an incredibly wonderful development in my view. I think it is consistent with the neighborhood. I've lived in and around this neighborhood for a good segment of my life, from when I was growing up until now. So it's difficult to see any kind of in-fill development and change and I recognize that. Narrow lots are consistent with this neighborhood. Might not be this narrow but it is consistent. The alternative and over the counter alternative could be really dangerous to this neighborhood. I think this is a good development. And I hope the quality of material matches the quality of the developer that we're seeing today. This is going to be a good, good project.

>> Commissioner Cahan: And I, too, understand your concerns, as community members we had a development in my neighborhood right down the street that was very similar, one lot one house then became I believe there's six there now. And we were concerned about it. And the end result is that actually they're beautiful homes. They are all tightly knit together but traffic has not been an issue. There again we had the same thing, the second floor that you could see down into the neighbor's. And I haven't heard any complaints about it. So it was a success for us, and I hope that this ends up being a success for you. I support this, the alternative like Commissioner Kline says, could be a lot worse for you. And so this is a better option. You have a company that wants to work with you. Hopefully, maybe you can discuss some issues with the window placement to help with the lot area, with the second story looking down into the existing home that's there. And I agree with the need for the change, in the look of the different houses. So thank you for working with the neighbors, and I hope you continue to do that as this project moves along. With that, I will take a vote. Okay, and that passes with all commissioners present voting for it except Commissioner Platten. Thank you. Petitions and communications. Public comments to the planning commission on nonagendized items. Please fill out a speaker's card and give it to the technician. Each member of the public may address the commission for up to three minutes. The commission cannot take any formal action without the item being properly noticed and Placed on an agenda. In response to public comment, the commission is limited to the following options: Responding to statements made or questions posed by members of the public or requesting staff to report back on a matter at a subsequent meeting, or directing staff to place the item on a future agenda.

>> Laurel Prevetti: We have none.

>> Commissioner Cahan: Moving on then to referrals from city council boards commissions or other agencies.

>> Laurel Prevetti: We have none.

>> Commissioner Cahan: Good and welfare, report from city council.

>> Laurel Prevetti: The council held their first meeting yesterday, and there's no land use report.

>> Commissioner Cahan: Okay. Commissioners report from committees. The Norman Y. Mineta San José international airport noise advisory committee. I have no report for that as we have not had a meeting. Review and approve synopsis from 12/14/11. Okay, I have a motion and second to approve that. And we do have enoughing commissioners present, sorry, I was absent as well, so therefore we do not have enough commissioners to approve this. So we will need to move that to the next meeting agenda. Subcommittee formation, reports and outstanding business. Commission calendar and study sessions. With that, we are adjourned.