

**MINUTES
SARATOGA PLANNING COMMISSION**

DATE: Wednesday, January 11, 2006
PLACE: Council Chambers/Civic Theater, 13777 Fruitvale Avenue, Saratoga, CA
TYPE: Regular Meeting

Chair Nagpal called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Commissioners Cappello, Hunter, Kundtz, Nagpal, Rodgers, Schallop and Uhl
Absent: None
Staff: Director John Livingstone, Contract Planner Deborah Ungo-McCormick,
Associate Planner Therese Schmidt and Assistant Planner Shweta Bhatt

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – Regular Meeting of December 14, 2005.

Motion: Upon motion of Commissioner Schallop, seconded by Commissioner Rodgers, the Planning Commission minutes of the regular meeting of December 14, 2005, were adopted with corrections to pages 4,5,6,7,8,9,10 and 12. (5-0-0-2; Commissioners Kundtz and Uhl abstained)

ORAL COMMUNICATION

There were no Oral Communications.

REPORT OF POSTING AGENDA

Director John Livingstone announced that, pursuant to Government Code 54954.2, the agenda for this meeting was properly posted on January 5, 2006.

REPORT OF APPEAL RIGHTS

Chair Nagpal announced that appeals are possible for any decision made on this Agenda by filing an Appeal Application with the City Clerk within fifteen (15) calendar days of the date of the decision, pursuant to Municipal Code 15.90.050(b).

CONSENT CALENDAR

There were no Consent Calendar Items.

PUBLIC HEARING - ITEM NO. 1

APPLICATION #05-172 (397-05-015) AWBREY, 14395 Quito Road: The applicant requests Design Review Approval to construct a two-story, single-family residence and detached garage and study. The total floor area of the proposed residence and garage with study is 4,571 square feet. An existing 1,333 square foot building will be retained as a cabana. The maximum height of the proposed residence is 26 feet. The lot size is approximately 43,751 square feet and the site is zoned R-1-40,000.

Contract Planner Deborah Ungo-McCormick presented the staff report as follows:

- Advised that the applicant is seeking approval for a two-story single-family residence with a detached two-car garage and carport on property located on Quito Road.
- Explained that there is an existing 1,333 square foot cottage on the property that is currently serving as the residence for the site.
- Added that this cottage is larger than is allowed for a secondary living unit.
- Said that the applicant is requesting retention of this structure as a cabana.
- Reported that this property is over an acre in size and the proposed residence's maximum height would be 26 feet. The site is zoned R-1-40,000 and has an average slope of 11.5 percent and 1 percent at the building site.
- Said that there are several accessory buildings in addition to the cottage and that all but the cottage are to be demolished.
- Informed that since the maximum size for a secondary living unit is 1,200 square feet under State Law, in order to make this existing 1,333 square foot cottage into a secondary living unit it would have to be reduced in square footage to 1,200 or less. Instead, the owners proposed to remove the kitchen facilities to be able to turn this unit into a cabana.
- Described the architectural style as Old Country Tuscan incorporating rustic stucco. A material board and site photographs have been provided.
- Explained that the main access to this parcel is through an easement driveway as this parcel is landlocked with no direct frontage from the public street. This easement driveway is from the parcel fronting onto Quito.
- Reported that the applicant would continue use of this driveway and the Conditions of Approval require that the driveway meet any Code requirements imposed.
- Stated that there are 40 Ordinance sized trees and the applicant is proposing to relocate one, a small Olive, at the entry of the site. All other trees are to be retained and would not be affected by this project.
- Said that this is a residential area with custom lots. This proposal is in keeping with the area and the proposed setbacks are greater than required. There are no privacy impacts and significant vegetation along the property lines offers screening.
- Stated that the neighbor notification templates have been provided and no concerns were raised.

- Said that geotechnical clearance was required and conditions have been included.
- Reported that the required design review findings can be made in the affirmative and recommended approval.

Commissioner Cappello asked for the limitations on square footage for a cabana.

Planner Deborah Ungo-McCormick explained that State Law limits the square footage for a secondary living unit to 1,200. This existing structure exceeds that size and there are no variance procedures to exceed that 1,200 square foot maximum. The only option is to reduce the square footage to keep it as a living unit or to remove the kitchen to convert it for cabana use. She said that it is easier to remove the permanent kitchen facilities.

Chair Nagpal asked if a reduction in the size of the main house would result in allowing this second unit to remain at 1,331 square feet.

Planner Deborah Ungo-McCormick replied no. The absolute maximum for a second living unit is 1,200 square feet. She added that although the proposed carport does have a door, it cannot be enclosed totally as it would result in exceeding the maximum allowable floor area ratio for this site.

Director John Livingstone added that there is no limit in size for a cabana but that the State Housing Laws cap a secondary living unit to 1,200 square feet.

Commissioner Rodgers asked if this cabana would be counted against the Floor Area Ratio (FAR).

Director John Livingstone replied yes, all structures are counted in the FAR. An exception is given to the maximum FAR allowed on site allowing a density bonus of 10 percent if a deed restriction is placed on a secondary living unit as a BMR unit. However, the maximum 1,200 square foot size for a second living unit remains the limit.

Commissioner Rodgers asked staff for the total FAR.

Planner Deborah Ungo-McCormick replied 5,904.

Commissioner Schallop asked if the carport is visible from the street.

Planner Deborah Ungo-McCormick replied not at all. The carport does not have three walls so it is not counted in the FAR.

Chair Nagpal asked about the relocation of the Olive tree as the report reads that this is an Oak tree.

Planner Deborah Ungo-McCormick said that the Arborist has corrected this detail and this tree is an Olive.

Commissioner Rodgers asked if anything encroaching on the driveway over the easement is counted in the FAR for this site.

Planner Deborah Ungo-McCormick reported that the access easement is across someone else's property and does not impact FAR for this parcel. That easement must be kept clear for access to this rear property.

Chair Nagpal opened the Public Hearing for Agenda Item No. 1.

Mr. Craig Awbrey, Applicant and Property Owner, 14395 Quito Road:

- Introduced his wife and young daughter, Autumn, who are with him this evening.
- Said that his family has lived on this property for two years now and that he has two other daughters in addition to Autumn.
- Stated that they enjoy living in Saratoga.
- Asked for approval of their expansion and reported that they have worked on their plans for nearly a year now.
- Said that their proposed Tuscan style home is complimentary to the existing landscaping. Their home would be a Tuscan style farmhouse.
- Said that they would be adding Italian Cypress to their landscaping.
- Described some of the architectural details as including Tuscan columns, rustic stucco, copper gutters and downspouts, a tile roof, fenestration details that are set back from the façade and a limestone finish.
- Said that he is pleased with this design and has talked to his neighbors and sent out the template to six contiguous neighbors and heard back from all of them with positive comments and no negative comments.
- Said he is available for questions as is his architect, Richard Hartman.
- Asked for approval of his application.

Commissioner Kundtz asked Mr. Craig Awbrey what would replace the removed kitchen in the cottage when it is converted into a cabana.

Mr. Craig Awbrey replied that it would be left open. He added that they would have liked to have kept the kitchen in place but that there is no variance available that would allow that to occur.

Chair Nagpal closed the Public Hearing for Agenda Item No. 1.

Commissioner Hunter said that this proposal is fine. This is a lovely home for this family and fits nicely into this neighborhood.

Commissioner Uhl agreed.

Commissioner Rodgers said that the emphasis in Saratoga is on unusual architecture. This meets that criteria and meets the Tuscan Farmhouse design.

Chair Nagpal said that the materials were shown during the site visit and that she is excited to see this home when it is done.

Motion: Upon motion of Commissioner Hunter, seconded by Commissioner Kundtz, the Planning Commission granted Design Review Approval (Application #05-172) to allow the construction of a new two-story, single-family residence and detached garage with study and the retention of an existing 1,333 square foot building as a cabana with the removal of the permanent kitchen facilities, on property located at 14395 Quito Road, by the following roll call vote:

AYES: Cappello, Hunter, Kundtz, Nagpal, Rodgers, Schallop and Uhl

NOES: None

ABSENT: None

ABSTAIN: None

PUBLIC HEARING - ITEM NO. 2

APPLICATION #06-076 (503-27-650) MA, 14360 Paul Avenue: The applicant requests Design Review Approval to construct a two-story, single-family residence. The project includes the demolition of an existing one-story residence. The total floor area of the proposed two-story residence is 2,017.5 square feet with a 382.5 square foot attached garage. A 966 square foot basement is also proposed. The maximum height of the proposed residence is 25 feet, 6 inches. The gross lot size is 5,162 square feet and the site is zoned R-1-10,000.

Associate Planner Therese Schmidt presented the staff report as follows:

- Advised that the applicant is seeking Design Review Approval to demolish an existing single-story single-family residence and construct a two-story 2,017 square foot residence with a 966 square foot basement.
- Explained that this project is exempt under CEQA.
- Said that geotechnical clearance was required and received for this project.
- Stated that the Arborist report states that two Ordinance protected trees may be affected but that may be in error.
- Reported that she met with Arborist Babby on site today. It was determined that the trees in question are not native as they are Baywood Ash. The Arborist supports removal with the replacement with two 24-inch box or one 36-inch box tree. He also supported reducing the tree protection bond from \$1,900 to \$1,000.
- Said that three neighbors have expressed concern. The applicant has resolved some of the concerns raised. The issue of line of site into a neighboring pool area has not yet been resolved.
- Added that an agreement has been signed between neighbors stating that this property owner agrees not to object in the event that the other owner elects to construct a second story addition to their home in the future.
- Pointed out a typographical error in the staff report that reads 9,250 square feet of hardscape when it should be only 757 square feet.
- Recommended approval.

Commissioner Hunter asked about tree replacement species.

Planner Therese Schmidt said that Arborist Babby recommends native trees but no specific species has been selected yet.

Chair Nagpal pointed out that the basement is not listed in the report as part of the total square footage.

Director John Livingstone admitted that this number was inadvertently left out.

Planner Therese Schmidt reminded that the proposed basement is 966 square feet.

Chair Nagpal opened the Public Hearing for Agenda Item No. 2.

Ms. Rachel Frame, Owner's Representative, 12201-D Saratoga-Sunnyvale Road, Saratoga:

- Explained that the Mas have lived on this property for six years now. Their daughter was born during that time.
- Said that they have carefully planned this house and made themselves familiar with all Zoning Codes including heights, setbacks, FAR and design standards, including the avoidance of privacy impacts.
- Reported that this proposal falls under the maximum lot coverage, setbacks and heights. It includes varying rooflines and architectural features to break up the mass.
- Said that this proposal is compatible in this neighborhood of one and two-story structures. The two adjacent homes are two-story.
- Pointed out that the majority of new homes in the neighborhood are two-story either when remodeled or with new builds.
- Said that this proposal offers increased living space for a growing family and avoids views and privacy impacts.
- Reported that the neighbors behind the Mas have reached an agreement. Trees will be planted in an alternating pattern, which as they mature will provide screening along the back property line for both homes.
- Said that there is not much that blocks the view of the neighbor to the north.
- Stated that Dr. Weinmann is here this evening and has concerns about privacy impacts on his pool area.
- Said that Window #2 is a bathroom window that would be obscured glass. Window #3 is a bedroom window that overlooks the front. The window from the front bedroom is of most concern to Dr. Weinmann but is only offers the Mas a view of the mountains and not his pool.
- Pointed out that the Mas are shorter people and Dr. Weinmann wants a site line that takes into account a taller person of perhaps 5 feet, 10 inches. A taller person might have a view of Dr. Weinmann's pool from this window.
- Advised that this room is intended to serve as a child's bedroom. It is not the master bedroom to be occupied by adults.
- Added that the pool in question is located 72 feet away from this window. The window is five feet, five inches high and offers no downward view at all.

- Said that while they prefer their first proposal, a window at a five foot height, they are willing to accept a compromise with the window at the five foot, five inch height.
- Asked for approval of this application saying that the Mas are excited and have met the design criteria for their new home.

Commissioner Kundtz asked if the decking along the side would be removed. He asked if the placement of two required replacement trees might be planted along Dr. Weinmann's property.

Ms. Rachel Frame said it was possible but pointed out that there is only a five-foot setback there and they need to keep access open for emergency access.

Commissioner Kundtz asked where these replacement trees are proposed to be planted.

Ms. Rachel Frame replied that they could be planted along the back property.

Commissioner Uhl asked if the agreement for the planting of trees along the back property line is included in the conditions.

Planner Therese Schmidt said that this requirement needs to be added to the conditions.

Dr. Robert Weinmann, 14371 Springer Avenue, Saratoga:

- Said that he has been a resident of Saratoga for 18 years or since 1986.
- Said that his home has a yard and pool in back that is often used for sunbathing. This has been a private area.
- Reported that he had tried to obtain an Architect to review these house plans but he was unable to get line-of-site drawings done.
- Stated that window choice #1 gives a view into his pool area.
- Stated that the Mas are good people and he has no complaint about them but he is asking that the bottom half of this proposed window be obscured. That request was considered but rejected by the Mas.
- Said that the alternative of a five foot, five inch high window offers the sky view desired by the Mas while retaining the privacy of his pool area. This is a partial answer and enough to satisfy his needs and use of his pool area.

Commissioner Hunter asked Dr. Robert Weinmann about trees.

Dr. Robert Weinmann said he had thought of that but was unable to get someone in until next month. He said he was not sure if that would satisfy the Mas as he does not want to block their straight out view just the angle view into his pool.

Ms. Rachel Frame:

- Said that they have worked with Dr. Weinmann and tried to come to an agreement or compromise but have not reached one.
- Said that the Mas prefer their first solution, a five-foot high window.

Commissioner Hunter pointed out that this window is not the only one for this room nor does it serve as an egress window.

Ms. Rachel Frame agreed that there is another window at the front.

Commissioner Uhl asked if the five-foot, five-inch high window does not represent a compromise.

Ms. Rachel Frame said that no formal agreement was reached before tonight with Dr. Weinmann. She added that the Mas did not want obscured glass up to six feet, six inches as that would result in no view at all from this window.

Chair Nagpal closed the Public Hearing for Agenda Item No. 2.

Commissioner Hunter:

- Pointed out that this is a small property for Saratoga at only 5,000 square feet.
- Said that a 25.4-foot two-story house is high for this tiny lot.
- Asked if there was any thought by staff to urge these applicants to bring the height down to 22 or 23 feet maximum.
- Questioned whether staff is simply fine with 26-foot maximum heights whenever proposed by an applicant since the Ordinance allows it.

Director John Livingstone said that staff looks at each design on a case-by-case basis. Often only a small portion or peak of a house actually hits that maximum proposed height and sometimes that height actually improves the overall design.

Commissioner Hunter said that in her five years on the Commission efforts have been made in the past to reduce heights on smaller properties. This is a tall house for a small property. Asked if staff makes an effort to lower heights to a total of just 22 or 23 feet.

Director John Livingstone said that there has been no direction to look into a change of Ordinance requirements.

Chair Nagpal agreed and said that it should be about design.

Commissioner Hunter reiterated her belief that 26 feet is high for a small lot and is actually the same height as is allowed for a house on a large lot.

Commissioner Schallop said that this issue would have to be discussed further another time.

Commissioner Cappello asked if the concerns raised by other neighbors have been resolved.

Planner Therese Schmidt said that the neighbors to the west side have been addressed. The story poles have been up for three weeks and no other concerns were raised since.

Commissioner Uhl questioned how a house at 26 feet on this small lot can be considered to have minimized bulk.

Commissioner Cappello pointed out that the neighbor concerns have not been bulk but rather privacy.

Commissioner Kundtz:

- Said that owners should be able to enjoy the economic benefit of their property maximizing use as long as it is not overly onerous in size and bulk.
- Said that this area will take the façade of town home structures and this area will look like row houses eventually.
- Added that taking the height down one to two feet would not make much of a difference in the impact.

Commissioner Uhl said that the economic benefit of a property is in the useable square footage and not the maximum height.

Commissioner Schallop

- Said that there is a lot coverage issue without allowing a second floor.
- Added that each individual request must be evaluated to make sure designs do not look bulky.
- Said that the facts of this specific request must be considered. Policy issues are worthy of discussion but not during a hearing for a specific request.

Commissioner Hunter said that working from an historic perspective during her time on the Planning Commission over the last five years, she remembered a house on Prospect that had to reduce its height at the direction of the Planning Commission.

Chair Nagpal pointed out that height is not a design review finding.

Commissioner Hunter said that she wants to see this issue discussed at a later date but agrees that this applicant was not warned. She reiterated that a 26-foot high house is tall for a small property.

Commissioner Uhl asked how many 26-foot-high houses are in this neighborhood.

Commissioner Schallop said that there are a number on Springer. He added that he used to live on Springer. He pointed out that a single-story home could also be 26 feet tall.

Planner Therese Schmidt agreed that there are many such houses in the area.

Commissioner Hunter pointed out that two-story homes used to be 22 or 23 feet tall but that 26 feet now appears to be today's standard.

Commissioner Rodgers:

- Said that it is an academic issue to discuss policy and it should be done in the future.
- Agreed that this neighborhood would become an area with row houses.
- Said that adding vertical space instead of horizontal space leaves homeowners with open space.

- Added that protection of rural neighborhoods may not apply in this area.
- Stressed the importance of being careful not to interfere with views and privacy.
- Said that it is important for Saratoga homeowners to have a view as much as they can.
- Stated that this neighborhood is getting tight.
- Suggested that placing trees on Dr. Weinmann’s property or the applicant’s could help shield views between the two parcels.

Chair Nagpal pointed out that Plan Sheet #2 shows trees along Dr. Weinmann’s property line.

Commissioner Rodgers expressed support for Option #1 with trees or Option #2 without.

Commissioner Schallop said he would agree with those options.

Commissioner Cappello commended the applicant and their neighbors for their work on a compromise that allows a win-win situation at the end. He said that he likes Option #2 which appears to be one both sides can live with and from a design standpoint is compatible with this home.

Commissioner Uhl agreed that this is a good compromise.

Motion: Upon motion of Commissioner Kundtz, seconded by Commissioner Cappello, the Planning Commission granted Design Review Approval (Application #06-076) to allow the construction of a new two-story, single-family residence with attached garage and basement on property located at 14360 Paul Avenue:

- **As amended with Option #2 for the bedroom window,**
- **With due consideration of all neighbors’ privacy concerns with planting of trees,**
- **Strike #15 of the Arborist’s report and add that “the applicant shall receive Arborist clearance for the replacement trees,” and**
- **Add a note to be included on the construction and landscape plans to include line-of-site drawing #2;**

by the following roll call vote:

AYES: Cappello, Kundtz, Nagpal, Rodgers and Schallop
NOES: Hunter and Uhl
ABSENT: None
ABSTAIN: None

Commissioner Hunter explained that she has to defend her concerns over 26 foot heights on small lots and that she voted against this project on principle, which she could do tonight without causing the applicant to fail to obtain an approval.

Commissioner Uhl said that he voted against due to concerns about excessive bulk and height.

PUBLIC HEARING - ITEM NO. 3

Commissioner Rodgers advised that she resides within noticing range of this next project and must recuse herself. She left the dais and the chambers for the duration of Public Hearing Item No. 3.

APPLICATION #06-154 (503-55-040) HAMMER, 21279 Lumbertown Lane: The applicant requests approval of an 800 square foot second story addition to the existing 3,328 square foot single-story residence located on Lumbertown Lane. The proposed height of the structure is approximately 24.7 feet and the site is located in the R-1-40,000 zoning district. Design Review approval by the Planning Commission is required pursuant to Saratoga Municipal Code Section 15-45.060(a).

Assistant Planner Sweta Bhatt presented the staff report as follows:

- Stated the applicant is seeking Design Review Approval to allow a second-story addition to an existing single-story residence.
- Explained that this area consists of a mixture of one and two-story homes. The Zoning is R-1-40,000 and this parcel is a net of 40,000 square feet. The average slope is 37 percent which reduces the allowable FAR.
- Said that this proposed addition allows a new master bedroom and bath. A covered lanai and balcony are not enclosed and therefore are not counted against FAR.
- Reported that no trees would be removed and neighbors raised no concerns.
- Stated that staff is in support and that this project is Exempt under CEQA.
- Said that findings can be made in the affirmative and recommended approval.
- Advised that the applicant/owner is here this evening.

Commissioner Hunter said that she would have liked to see story poles as this house would be very visible from Bohlman Road.

Chair Nagpal expressed agreement that story poles would have been nice for a second story addition.

Commissioner Hunter asked staff to consider story poles in the future.

Chair Nagpal opened the Public Hearing for Agenda Item No. 3.

Mr. Tony Hammer, Applicant/Owner, 21279 Lumbertown Lane, Saratoga:

- Explained that he hopes to expand his family and they need additional room in their small 2,836 square foot home and that this 800 square foot addition would include a master suite and result in an additional bedroom downstairs for their added family.
- Said that he spoke to his neighbors.
- Pointed out that his property is sitting on a knoll and is pretty protected from immediate neighbors.
- Described views toward the Mountain Winery as including two Eucalyptus trees that block views up to the winery. To the south, toward the White house, Eucalyptus trees blocks

pretty well. Toward the valley there is a plethora of trees. Toward Villa Montalvo it is also well screened.

- Said that they are tucking their addition uphill instead of downhill and provided pictures.
- Said that they are trying to minimize bulk using architectural details that fit the building.
- Pointed out that this is not that large an addition and said he hopes the Commission will approve his request.

Commissioner Hunter asked Mr. Tony Hammer if he would not appreciate notification through story poles if someone were to plan to build across the valley from him.

Mr. Tony Hammer:

- Advised that he has lived in Saratoga 10 years now.
- Reported that when he saw a building going up on the other side he went over and saw that his home was not visible from that side.
- Added that it is far enough away that his house becomes a speck that has to be looked for to be seen.
- Reminded that the knoll hides it pretty well.
- Pointed out that if the addition were placed at the front it would be much more visible.

Commissioner Hunter told Mr. Tony Hammer that he has a lovely home.

Chair Nagpal closed the Public Hearing for Agenda Item No. 3.

Commissioner Uhl said that this looks good.

Motion: Upon motion of Commissioner Uhl, seconded by Commissioner Kundtz the Planning Commission granted Design Review Approval (Application #06-154) to allow the construction of an 800 square foot second story addition to an existing single-story residence on property located at 21279 Lumbertown Lane, by the following roll call vote:

AYES: Cappello, Hunter, Kundtz, Nagpal, Schallop and Uhl
NOES: None
ABSENT: None
ABSTAIN: Rodgers

Commissioner Rodgers returned to the dais.

DIRECTOR'S ITEMS

Director John Livingstone:

- Reminded that there is no meeting on January 25, 2006.

COMMISSION ITEMS

Commissioner Hunter advised that she attended the Ad Hoc meeting today where they brainstormed on the top five priorities.

Commissioner Uhl asked for more information about use of story poles.

Director John Livingstone reported that staff did research in the past and brought information to the Planning Commission. Story poles are very expensive and require a surveyor. The costs can range from \$3,000 to \$8,000 and at that time the Commission felt it was not quite ready to require them on everything. Staff recommends that applicants use them if possible but does not require them. Some elect to do so. Others have used balloons to demonstrate heights.

Commissioner Hunter said that she had heard that story poles could be done for \$1,200. She said that if a home is obvious and on a hillside, story poles would be very helpful. Especially a new house on a hillside as this affects many people below and the community deserves to know of potential impacts.

Director John Livingstone said that requiring story poles can be considered. He cautioned that story poles can oftentimes create damage to existing homes when being anchored in place.

Commissioner Rodgers supported using story poles on hillside properties since only immediate neighbors receive written notification.

Chair Nagpal asked what other means of public notification are used in addition to mail.

Director John Livingstone reported that ads are placed in the newspaper and notices are mailed to property owners within 500 feet radius of a project. He recommended that this issue of a standard requirement for story poles be brought up for discussion during the joint meeting with Council.

Commissioner Hunter said she does not want a standard requirement as she trusts staff to determine when they become necessary.

Chair Nagpal said that she has tended to see story poles on those projects where she felt they were necessary and that it looks like we are fine for the most part on this issue.

Commissioner Rodgers asked if a copy of the community survey would be available to the Commission.

Director John Livingstone said he would email it to the Commissioners.

Commissioner Rodgers asked about preparations for the joint meeting with Council.

Chair Nagpal asked when this meeting would occur.

Director John Livingstone replied March 1st.

Chair Nagpal said that there are still two regular Planning Commission meetings in February where topics for discussion can be developed.

Commissioner Hunter said that she has concerns about 5,000 to 7,000 square foot lots and the size of homes currently allowed on them.

Chair Nagpal suggested a Study Session on February 8th at 6 p.m. to discuss a master list of issues to cover during the joint meeting with Council.

COMMUNICATIONS

There were no Communications Items.

ADJOURNMENT TO NEXT MEETING

Upon motion of Commissioner Uhl, seconded by Commissioner Kundtz, Chair Nagpal adjourned the meeting at 8:52 p.m. to the next Regular Planning Commission meeting of **February 8, 2006**, at 7:00 p.m.

MINUTES PREPARED AND SUBMITTED BY:
Corinne A. Shinn, Minutes Clerk