



Agenda

PLANNING COMMISSION
Thursday, January 17, 2019 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF AGENDA**
- D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS**
 - MINUTES: None**
 - FINDINGS/CONCLUSIONS: None**
- E. OLD BUSINESS**
- F. STUDY SESSION**

- 1. Commissioner Introductions. New commissioners Janet Clow, Jessica Lawrence, Dominic Sategna (Chairman Jack Hiatt) (Five minutes)
- 2. Staff Introductions and Welcome to the Planning Commission. (Land Use Department Director Carol Johnson, AICP) (Five minutes)
- 3. Legal Issues (City Attorney Office staff) (Fifteen minutes)
- 4. The Role of the Planning Commission and its Subcommittees (Greg Smith, AICP, Director, Current Planning Division) (Fifteen minutes)
- 5. Development Code Overview (Greg Smith, AICP, Director, Current Planning Division) (Fifteen minutes)
- 6. Commission Meeting Protocols (Greg Smith, AICP, Director, Current Planning Division) (Fifteen minutes)
- 7. Planning Initiatives and Priorities for 2019 (Land Use Department Director Carol Johnson, AICP) (Ten minutes)

G. NEW BUSINESS

H. ELECTION OF OFFICERS

- 1. Chair
- 2. Vice-Chair
- 3. Secretary
- 4. Summary Committee (Three members, including Committee Chair and Secretary)
- 5. Long Range Planning Subcommittee (Three members)

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: January 9, 2019

TIME: 3:57 PM

I. STAFF COMMUNICATIONS
J. MATTERS FROM THE COMMISSION
K. ADJOURNMENT

NOTES:

- 1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.
- 2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.
- 3) The agenda is subject to change at the discretion of the Planning Commission.
***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**

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PLANNING COMMISSION

January 17, 2019

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C. Approval of Agenda	Approved as published	2
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F. New Business	None	2
G. Study Session		
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2. Staff Introductions and Welcome	Introduced	2
3. Legal Issues	Presented/discussed	2-5
4. Role of Commission/ Subcommittees	Presented/discussed	5-7
5. Development Code Overview	Presented earlier	7
6. Commission Meeting Protocols	Presented/discussed	7-9
7. Planning Initiatives and Priorities for 2019	Presented/discussed	9-10
G. NEW BUSINESS	None	10
H. ELECTION OF OFFICERS		
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2. Vice-Chair	Mark Hogan	11
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5. Long Range Planning Committee	Three elected	11
I. Staff Communications	None	11
J. Matters from the Commission	Discussion	12
K. Adjournment	Adjourned at 8:33 p.m.	12

PLANNING COMMISSION
Thursday, January 17, 2019 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

CALL TO ORDER

A regular meeting of the City of Santa Fé Planning Commission was called to order by Chair Hiatt on the above date at approximately 6:00 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum for the meeting.

Members Present

Commissioner John B. (Jack) Hiatt, Chair
Commissioner Pilar Faulkner, Secretary
Commissioner Janet Clow
Commissioner Lee Garcia
Commissioner Brian Patrick Gutierrez
Commissioner Mark Hogan
Commissioner Jessica Lawrence
Commissioner Dominic Sategna

Members Absent

(One Vacancy)

Others Present:

Ms. Carol Johnson, Land Use Department Director
Mr. Greg Smith, Current Planning Division Director
Mr. Noah Berke, Current Planning Division Supervisor and Staff Liaison
Mr. Zach Shandler, Assistant City Attorney
Ms. Sally Paez, Assistant City Attorney
Mr. Nick Schiavo, City Engineer
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Planning and Land Use Department.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

MOTION: Commissioner Lawrence moved, seconded by Commissioner Hogan to approve the agenda as published. The motion passed by unanimous voice vote with Commissioners Clow Faulkner, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

1. **MINUTES:** None
2. **Findings of Fact and Conclusions of Law:** None

E. OLD BUSINESS: None

F. STUDY SESSION

1. Commissioner Introductions.

The new Commissioners are Janet Clow, Jessica Lawrence, and Dominic Sategna. Each Commissioner was introduced, and they shared their background.

2. Staff Introductions and Welcome to the Planning Commission. (Land Use Department Director Carol Johnson, AICP)

Ms. Johnson introduced the staff members: Greg Smith, Sally Paez, Erin McSherry, Nick Schiavo, and Zach Shandler. She was very pleased to have Mr. Schiavo on board as City Engineer.

Chair Hiatt introduced Carl Boaz, Stenographer, and former City Councilor, Karen Heldmeyer.

3. Legal Issues (City Attorney Office staff)

Mr. Shandler presented legal issues for the Commission's consideration.

- Mr. Shandler presented the ethics training. First, he urged Commissioners to read the ordinance and also the IPRA (Inspection of Public Records Act) and OMA (Open Meetings Act) handbooks which are on-line at the New Mexico Attorney General's web site.

- The OMA has two major provisions: any quorum has to be advertised beforehand and public be invited. All action items must be noticed at least 72 hours beforehand. He explained that a Commissioner's personal phone is also subject to IPRA for texts or emails on city business. E-mails or texts that are circulated with a copy to all members becomes a rolling quorum or virtual quorum and is prohibited.
- City Staff are liaisons to the Commission [they put the agenda together and do research]. Those articles should be given to staff for inclusion in the packet.
- Adjudications - an adjudication is when a citizen asks for a certain privilege or approval for a project.
- In legislative matters, you can talk to the public as much as you want. But with adjudications, you cannot talk to the public, the applicant or neighborhood. You cannot do research on the internet or go to the site for your own research. You cannot make any comment on Facebook. No ex parte is permitted. Tell people you cannot talk about cases with them.
- With debate, a Commission member should be respectful to fellow Commissioners.
- For anything that overlaps with your job - you cannot participate in items that would benefit you or your business, a family member or their business, or a civic or religious group involved that would benefit.
- Something involved in your neighborhood - you can vote if it benefits lots of people and is an exception to conflict of interest. But if it affects only you and would affect your property values, you would recuse yourself.
- Leave the room when you recuse yourself and wait for the item to be done.

Mr. Shandler is available to further clarify any of these issues or questions.

Chair Hiatt asked about when a Commissioner wants to communicate with staff. When reading the packet, I'm calling the staff member. I think of staff as available to Commissioners.

Ms. Johnson agreed. That is why the staff members' email and phone number are listed in the agenda. Simply asking for clarification is okay but requests for added research goes through her.

Mr. Smith added that Noah Berke is the immediate hands-on staff, so if Ms. Johnson

is not available, Mr. Berke can answer them.

Chair Hiatt asked about cross examination and explained that he has ignored that.

Mr. Shandler said several years ago, the Council included cross examination in the procedures. But it can be in a much more informal manner.

Chair Hiatt said sometimes the public asks questions of the applicant. But he asks those people to address the question to the Chair.

Mr. Shandler agreed that is reasonable.

Chair Hiatt asked about the executive closed session statement.

Mr. Shandler said the OMA provides certain exceptions and he has heard of the Planning Commission and the HDRB trying to use one of those exceptions. In general, in the spirit of transparency, an executive session creates the appearance of not being transparent.

Commissioner Hogan noted that at the last meeting, we ended up limiting the time for presenters and the Chair handled that well. But we are not very consistent about restricting their time. Is it much of an issue or is it just about managing the time of meeting?

Mr. Shandler said the Chair is allowed to make those decisions. Council usually limits the public to 2-3 minutes, and you might need to allow more time.

Commissioner Faulkner asked about recusing decisions. She had a client ten years ago and gets nothing out of the case. She has been recusing herself but don't know if she needs to.

Mr. Shandler suggested that if it was a client during preceding year, it might need a recusal.

Chair Hiatt said if a member tells the Commission about a potential conflict and explain it but say they don't think it will affect their vote, the Commission could vote in majority that they think it will affect the vote, then the member must recuse.

Mr. Shandler agreed that the vote of Commission seems reasonable.

Commissioner Sategna commented that on-site visits, members are supposed to look at the evidence. To him, looking at Google maps is helpful. Is that prohibited?

Mr. Shandler - a group site visit, if noticed, complies with OMA. He would just caution against further research. The principle is that all Commissioners then look at the

same evidence.

Ms. Johnson asked, if the aerials we provide are not adequate, she would appreciate feedback.

Commissioner Sategna asked if Mr. Shandler could clearly define his boundaries as president of an HOA with an adjacent project.

Mr. Shandler said that is a fact-specific decision.

Mr. Smith said regarding email sent to one's home address, that if it is unavoidable, the advice in the past is that those minimally unavoidable are best disclosed at the meeting.

Mr. Shandler said the City oversees a lot of emails. To avoid conflict, forward it to staff. Councilors disclose it.

Mr. Shandler clarified that an attorney providing factual information must be sworn.

Commissioner Sategna asked about using a separate email account to interact with city business. Would other email use be subject to public disclosure.

Mr. Shandler said it would be a good way to keep them separate, and you would forward that to City staff. Whatever is public with the City must be turned over. You can keep emailing and talking with people and you don't want it to show up in the New Mexican.

Mr. Smith said he has suggested in the past to have a separate email account and share it with the City.

Commissioner Faulkner asked if the City would have to have all emails or just the emails related to the case.

Mr. Shandler explained the search engine and how it is used.

4. The Role of the Planning Commission and its Subcommittees (Mr. Smith, AICP, Director, Current Planning Division)

Mr. Smith referenced the General Plan Statute in Chapter 14, which established the Planning Commission. The Commission's most important role is overseeing the General Plan, in which the Commission approves or denies development projects. He said, "The future of Santa Fe is in your hands and it is a vital role. We truly appreciate your service."

Mr. Smith explained that the Commission votes on approval of most things but should keep in mind patterns of decisions and the overall impact that builds the pattern of the community. Focus on the big picture belongs to the Commission; the small details are the Staff's job. We try to have the process arranged so the Commission is judging the policy issues but not taking their valuable time with insignificant details. The Commission makes recommendations to the Governing Body about changes to the General Plan, zoning changes, neighborhood plans, and Development Code amendments. The Commission makes final decisions on subdivisions, development plans, special use permits, variances and appeals of decisions made by staff.

The Summary Committee is charged with lot splits that create only one additional lot. Three members are elected by Planning Commission. The Summary Committee meets on first Wednesday of the month at 11:00 a.m. However, the City is considering legislation that would submit that authority to Planning Commission, but that decision is several months off. As an amendment to the code, it would have a public hearing and the Governing Body would make the final decision. It came up from some feedback that providing a packet and a formal meeting is more than we need to do.

The Long-Range Planning Subcommittee (LRP) is the other subcommittee. It has three Commission members plus two public members and look at the long range [art of planning. The LRP is currently inactive because there are vacancies to fill. And the two staff doing LRP work have both retired. We are asking the Commission to elect three members to that subcommittee so we can get it revived.

As Staff, our chief goal is to support the Commission and work with all other departments involved in a development plan, including the fire marshal, water, wastewater, and traffic staff and the City Engineer. Traffic and Fire are usually at Commission meetings where cases are considered and the others when there is a specific need.

The Case packet organizes conditions and technical corrections and includes reports from those departments for information that will help the Commission in making decisions. Mr. Berke initials all staff reports as well as Director Johnson. Geraldine Gurulé is the key staff member on issues.

The Board of Adjustment does zoning reviews. If a project has over 10,000 square feet, it comes to the Planning Commission and if under, it goes to the Board of Adjustment. HDRB is also important when the project is in a historic district. The Archeological Review Committee may also be involved in the approval process.

Chair Hiatt asked for his comments on variances.

Mr. Smith said City Staff makes efforts to discourage variances, especially those that are frivolous. But citizens do have a right to bring them to the Commission. When a pattern is found, we think about amending the code.

The Commission has rights to make conditions above what the code requires. But it is not okay to over regulate unless the Commission can justify it is the intent of the Chapter 14 that is affected and directed to General Plan policy and whether documenting general health, safety, welfare is adversely affected.

Director Johnson added that they are always on a case-by-case basis. It is not about personal preference but must be based on the criteria. If is not on a substantial policy foundation, it can lead to trouble.

In response to Commissioner Hogan, Mr. Smith said every decision on a variance that the Commission makes is based on specific criteria for approval and the Commission must specify the findings in the affirmative for each criterion. He has heard people say variances are disaster prevention which is its only use. The City uses reasonable use of the property as a criterion. Staff does not make recommendation on every quasi-judicial matter.

Chair Hiatt recommended the Commissioners look at the recommendation section on the criteria. The Commission focuses on the ones dealing with the variance and those need to be included in the motion. Commissioner Hogan makes a lot of them and does it well.

Mr. Smith agreed. and Ms. Paez makes sure we hit those.

Mr. Smith mentioned the zoning map and districts. The concept of zoning was established a century ago. To protect health, safety and welfare. The City government requires it. The General Plan is the basis of our zoning and ordinances. The Future Land Use Map has the function of taking the zoning map into the future. 20 years from now it will look different from today. The Zoning Map gives possible uses in each zone. People can apply for a special use permit to see if it is acceptable.

The Development Code also has building standards, for height, setback, parking spaces, etc.

Commissioner Sategna thought the parking requirements are not as strict as in other cities.

Mr. Smith said it is less in downtown and more in outlying areas. Some uses have parking requirements, and some do not. There are some specific road standards and also no-parking issues. Some roads were created long ago and don't meet today's needs.

Ms. Johnson added that it is a policy issue and the General Plan has not been changed since 1999. It is all about land use and transportation connections, including bikes, pedestrians and transit.

Mr. Smith noted that Complete Streets is a revision to the standards, for instance. The zoning map also deals with the variety of residential district zones. There are many. And in addition, overlay districts with special development standards. These are adopted by the Governing Body for special design characteristics and requirements for these different areas and corridors within the City. There are several approval types. Rezoning areas sometimes include Master Plans - Nava Adé and Las Soleras have Master Plans with special standards that apply. They are used for shopping centers, etc.

5. Development Code Overview (Greg Smith, AICP, Director, Current Planning Division)

This section was covered earlier.

6. Commission Meeting Protocols (Greg Smith, AICP, Director, Current Planning Division)

Some protocols were already covered. For each hearing that comes before the Planning Commission, the notice reviews come up and almost always an ENN is held by the developer before the application is even filed. It gives the neighborhood an opportunity to have familiarity with what is planned and gives developers an opportunity to modify the plan, as a result. At the ENN and at the Planning Commission, neighbor owners within 300' or live within 300' are notified of the meeting and a contact number provided. The agendas are published in the New Mexican and at City Hall. That is how they know to come. Occasionally, we have a problem with the notifications and we often recommend they be postponed to satisfy the requirement. Sometimes the Planning Commission hears it anyway.

The Commission works under Robert's Rules of Order, by and large. A big difference is that the Commission must pass a positive motion with findings to support or to deny with specific findings.

Ms. Johnson said City Staff is in the process of updating the jurisdiction of the Commission and she plans to bring it to a future meeting for action.

Mr. Smith said the usual order of business is that the Chair or Staff reads the case, Staff reads the report, and also summarizes recommended findings, conditions and technical corrections. The Chair recognizes the applicant and representatives for presenting their case for approval. At the end of the presentation, the Chair opens the floor to the public. They don't have to sign in but are sworn for their testimony. Usually the numbers are not a sufficient volume to have severe limitations and they are allowed a reasonable time to present.

Then Chair closes the public hearing portion on the case and restricts the conversations from that point to the Commissioners, Staff or applicant. The public may not be recognized after the hearing is closed. The Commission discusses and then a motion is made as modified or conditioned.

Chair Hiatt asked about when they explain their reasons for their vote.

Mr. Smith said the Finding of Fact and Conclusions of Law are drafted and presented at the next meeting. We are working on how to do that at the same meeting.

Chair Hiatt mentioned some reasons that are bad reasons like bias, prejudice. "These developers are not from around here and we are voting no." It poisons the process. Common sense is the best guide. Be sensitive and respectful. If there is a question, the Assistant City Attorney or Staff will help.

Commissioner Hogan knew the handouts provided are to help Commissioners be prepared. The packets are available to the public, but handouts create a problem with that. And Commissioners might be going through the handouts and not listening to the presentation.

Ms. Johnson said she would like to include that in policy and procedures. It is new information staff has never seen and might affect our decision. And it means we are ill informed or prepared. It is one thing we are talking about in the rules if there is a reasonable cutoff time for introduction of such information.

Commissioner Faulkner added that when we get a lot of information all of a sudden, it is not easy to go through them.

Chair Hiatt asked Commissioner Faulkner if she could read them.

Commissioner Faulkner said no. It is a serious accessibility issue.

Mr. Smith said they are struggling with that. Please ask for additional copies or other formats so you can read them. And if significant to the outcome, you can always postpone the case.

Chair Hiatt asked her if the Staff could put it on the computer and give her access to review it.

Commissioner Faulkner said she uses her devices. She could skim them but not actually read them. And she can ask Mr. Berke to email them to her. In advance is always better.

Mr. Smith agreed. In the current protocol, the majority of the record is going into the meeting on paper in a huge packet. We are discussing having them all electronic.

The Commission was in full agreement but felt some things on paper would be okay.

Commissioner Sategna was not opposed to a cutoff for information but wondered how that gets communicated to the public.

Ms. Johnson said it would be noticed to the public well in advance and have it on the agenda itself. Whatever time is decided would also be done through the PIO to make sure it is communicated.

Commissioner Gutierrez said regarding the handouts, that he did not want to see a lot of new information from the applicant. A letter of objection is okay but not a bunch of material from the applicant.

Mr. Smith pointed out that some applicants use a power point and some of it has things not provided before. We need to follow up on that. 80% of our job is to get the information to you that you need to make findings and decision on the case. It is also our job to explain the process, etc. If we fail to make them clear, give us feedback. It will help us. 20% of our work is making recommendations. No one on staff has less than 10 years of experience. We all work hard and like to think we do a good job, but we are open to constructive criticism. We really appreciate the Commissioners. You sit here and take abuse from people that is undeserved. Staff has experienced disrespect in the past but not from this Commission. Thank you.

7. Planning Initiatives and Priorities for 2019 (Land Use Department Director Carol Johnson, AICP)

Ms. Johnson shared the org chart she had provided earlier to the Commissioners. It shows 50 positions were budgeted but those with a green border are currently vacant. One of the critical positions was just filled with Nick Schiavo as City Engineer and we are grateful to have it filled. Jon Griego does inspections and follows up on input from the public and does compliance as well. Martin Gabaldon does escarpment review, landscape review and initial on tree trimming so he has significant responsibility also. Mr. Berke manages the current planning team. Chris Martínez is the person managing the plat room. Eli Isacacson is Manager for the Permit Division. We have one commercial plan reviewer and Richard Valentine does residential review. Richard Trujillo does zoning review. She listed the rather large number of staff in inspections, who field questions about inspections and schedule them. She listed the Sustainability team, the Short-Term Rental team, the HDRB staff and Metropolitan Planning, which does planning for the greater Santa Fe Region where Erik Aune was just promoted. The Transportation Planner was just vacated. The LRP staff, Reed Liming and Richard Macpherson, both retired last spring. So the LRP Committee has not met in their absence.

While those positions are budgeted, the budget was not allocated to fill all of those

positions. The budget had a 10% vacancy savings. There are only personnel in our budget so we cannot meet that goal. That was a significant hit and we must keep them unfilled in the fiscal year. There were many questions on the accuracy of the budget, and it was not until we established a new baseline in the anticipated GRT Bond that we could make projections. We found we would be \$250,000 over budget by June 30 so we have to preserve every vacancy.

Ms. Johnson said they developed goals for 2019 and trying to be strategic and put them into smaller bites. We are engaging as many staff as possible to spread the work across the organization. The plan is now 20 years old and needs to be revisited. We need to have conversation on guiding principles and phased approach to revision. And to update the Land Use Code. We have found inconsistencies and procedures not in one place. She and Ms. Paez have seen how confusing the Historic notifications are. Types of applications should be done also for the notice. There are also areas where we need to make sure we are in compliance with state and fed regulations too.

We are looking to divide the city up into smaller areas that influence the regulations, and all is subject to budget and Governing Body approval. We are getting into a new approach to zoning, using one that the City of Denver has been using. The final step is completion of the Land Use update. She is looking at a specific proposal and then go through the adoption process.

Chair Hiatt said he did not see a more effective ENN process listed in the goals.

Ms. Johnson agreed. Many applicants think ENN is a one and done thing. It should be conclusion of a significant outreach effort. So clarification of the function and notice is part of our work. She read three of the initiatives included in the list which included a review of fees and a new permitting process with new software, called "Energov." She intend to communicate all the long-range strategies with the public.

Mr. Johnson briefly described the anticipated benefits of the new software which will provide a dashboard for what is in each staff member's workload. And what the entire department is doing and to form inter-department teams. The new policies need to be in place before July when they switch on the software.

G. NEW BUSINESS

There was no New Business.

H. ELECTION OF OFFICERS

1. Chair

Chair Hiatt said he had no problem serving again as Chair.

Commissioner Hogan moved to elect Commissioner Hiatt as Chair of the Planning Commission. The motion was seconded and passed by unanimous voice vote.

2. Vice-Chair

Commissioner Faulkner moved to elect Commissioner Hogan as Vice Chair. The motion was seconded and passed by unanimous voice vote.

3. Secretary

Commissioner Sategna moved to elect Commissioner Faulkner as Secretary. The motion was seconded and passed by unanimous voice vote.

4. Summary Committee (Three members, including Committee Chair and Secretary)

Commissioners Gutierrez, Garcia and Clow agreed to serve on the Summary Committee and were accepted by consensus of the Commission.

Commissioner Gutierrez moved, seconded by Commissioner Sategna, to select Commissioner Garcia as Chair and Commissioner Clow as secretary of the Summary Committee. The motion passed by unanimous voice vote.

5. Long-Range Planning Committee

Commissioner Sategna asked for resp of the LRC.

Ms. Johnson described their responsibilities for neighborhood planning. They have had monthly meetings and help staff with policy issues and work product, hosting committee meetings, etc.

Mr. Smith added that this committee has two at-large members appointed by the Governing Body. Usually their meetings have been held monthly but not always. The meetings are usually 1-2 hours and scheduled at the convenience of the members.

Commissioner Lawrence, Commissioner Faulkner and Commissioner Sategna agreed to serve.

Commissioner Faulkner moved, seconded by Commissioner Sategna to elect Commissioner Lawrence, Commissioner Faulkner and Commissioner Sategna to the Long-Range Planning Committee. The motion passed by unanimous voice

vote.

I. STAFF COMMUNICATIONS

There were no other Staff Communications.

J. MATTERS FROM THE COMMISSION

Commissioner Faulkner asked if the LRP subcommittee could meet without the staff liaison.

Director Johnson agreed it could be done.

Commissioner Gutierrez said he was tone deaf so he wouldn't sing Happy Birthday to Chair Hiatt but thanked him for his leadership on the Planning Commission.

K. ADJOURNMENT

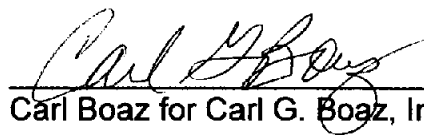
Upon motion by Commissioner Garcia and second by Commissioner Hogan, the meeting of the Planning Commission was adjourned at 8:33 p.m.

Approved by:



John B. Hiatt, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.