

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF APRIL 2, 2001**

CALL TO ORDER

Commissioners' Present: Chair House, Vice Chair Jochum, Commissioners Wittenkeller, Zwick, Harris and Morita

Commissioners' Absent: None

Staff Present: Planning Director Feagans, Senior Planner Wight, Planning Technician Chambers

OPEN TIME FOR PUBLIC EXPRESSION

Chair House welcomed the two new Planning Commissioners, Nancy Morita and Dan Harris.

CONTINUED ITEMS

1. **U-0104/V0109/DR-0111 - Fred and Elaine LeDrew, 45 Suffield Avenue, APN 5-121-11, use permit for a second living unit; design review of a 461 square foot second story addition (second unit); setback variance for uncovered stairs to be within 4' of the west side property line; parking variance for the third required parking space to be within 0' of the front and west side property lines, on property located within the R-1 Zoning District. (Staff person: Wight) CONTINUED TO APRIL 16, 2001**
2. **DR-0117/V-0112 - Michael and Cindy Goefft, 51 Austin Avenue, APN 7-266-13, Setback variances: 1) Front yard setback variance to construct a 358 square foot second story studio (not a separate living unit) above an existing garage within 2'8" of the front property line (Code setback: 20'); 2) Rear yard setback variance to construct a 72 square foot second story addition to the dwelling within 3'3" of the rear property line (Code setback: 20'); 3) West side yard setback variance to construct a portion of a new deck and stairs within 1' of the west side property line (Code setback: 6'); Flatland Setback Design Review: 1) To construct a 55 square foot garage extension and a 358 square foot second story addition above the garage to be within 6'2" of the west side property line; 2) To construct a 724 square foot third story addition within 5' of the east side property line (Code setback: 8'); and Flatland Story Design Review for a 358 square foot second story addition above the garage, a 200 square foot second story addition to the dwelling, and a 724 square foot third story addition to the dwelling, located within the R-1 Zoning District. (Staff person: Wight) CONTINUED TO APRIL 16, 2001**
3. **Town of San Anselmo, Ross Valley Fire Department, Station No. 20, 150 Butterfield Road, 5-111-68, public review and comment of a proposed 1,843 square foot accessory building to be used for training purposes. This building is proposed to be located within 20' of the rear property line and within 8' of the south side property line, with a roof peak at 20.5' above grade (Code setbacks: 20' from the rear property line and 8' from the interior side property line; Code height maximum: 30'), located within the PF (Public Facility) Zoning District. (Staff person: Wight) CONTINUED TO APRIL 16, 2001**
4. **V-0113 - Shlomo Erlich, 19 Rutherford, APN 5-127-15, a 36 square foot side yard addition to enlarge the existing bathroom within 2'-6" of the side property line (code: 8'), located within the R-1 Zoning District. (Staff person: Chambers). CONTINUED TO APRIL 16, 2001**
5. **Z-0002/ER-0002/DR-0049/UP-0012 - Pacific Bell for San Francisco Theological Seminary, 2 Kensington Road, AP 7-292-002, amendment to the Master Plan, environmental review, design review, and a use permit to allow the installation of six panel antennas within the bell tower of Geneva Hall at the San Francisco Theological Seminary, on property located within the SPD (Specific Plan Development). (Staff person: Feagans) CONTINUED TO APRIL 16, 2001**

CONSENT AGENDA

1. **Minutes - March 19, 2001**

M/s Zwick/House and passed (2-3 Abstain:Harris, Morita, Jochum) to approve minutes with minor amendments.

PUBLIC HEARING

1. **V-0108/DR-0113 - Pam and Matt Morton, 412 Greenfield Avenue, APN 6-213-04. design review of a 1,157 square foot second story addition, located within the R-1 Zoning District. (Staff person: Wight)**

Ms. Wight presented the staff report.

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF APRIL 2, 2001**

Gail Napel, architect representing the applicant, stated that her clients wanted to do a project that met all the Planning Code requirements for the Town of San Anselmo. They have also met with their neighbor of 416 Greenfield regarding her issues. She noted that the model they presented shows the integration of the addition with the house.

Commissioner Jochum stated that this is a huge improvement over the previous submittal and he has no concerns as long as the neighbor most affected has no objections.

Commissioner Zwick wanted to make sure the neighbor at 416 Greenfield has no concern because there are windows facing in that direction.

Lynn Carmichael, 416 Greenfield, stated the only new window proposed is where her bedroom window is. She is very happy with the modifications made. Most of the shade she gets is from her own house and she will not be impacted with the addition.

Commissioner Harris noted that the east elevation has a long, unbroken run, and maybe some landscaping would help mitigate that.

Commissioner Morita stated she is happy they have worked this out with their neighbors.

Commissioner Whittenkeller stated that he is happy any issues have been worked out with the neighbor and that there are no requests for variances. He can support staff's recommendation of approval.

M/s Wittenkeller/Jochum, and unanimously passed (6-0), to approve the V-0108/DR-0113 based on the findings and conditions as set forth in the staff report.

Chair House advised all parties of interest of the ten-day appeal period.

2. **DR-0116 – Wayne and Joan Stout, 63 Fernwood Drive, APN 7-131-26, Design Review to construct a new 3,429 square foot house and a 528 square foot garage, located within the R-1 Zoning District (above the 150' msl) (Staff person: Feagans)**

Ms. Feagans presented the staff report, noting that the arborist report was received after the writing of the staff report.

Commissioner Morita was very concerned about the broom eradication on this very sensitive site and asked about the type of eradication plan the town has.

Ms. Feagans responded that Condition No. 18 requires a broom eradication plan but wording could include that they must be sensitive to the environment and other natural species when removing the broom.

Wayne Stout, applicant, stated that he bought the house at 71 Fernwood and abated the illegal second unit and added parking. He is active with the Fernwood Drive Association and is active in keeping the roadway cleaned. He and his family want to stay in the community.

Commissioner Zwick stated that it appears, based on the arborist report, that 90 percent of the trees are dying and asked the applicant to comment on this.

Mr. Stout responded that he is trying to save as many trees as possible, including the mature oaks and madrones on the downhill side. He also stated that they are trying to keep the site as natural as possible. If they take out some of the dead wood and preserve the good trees, it will allow the healthy trees room to grow.

Commissioner Harris stated that there is a 53-inch tree proposed to be removed by the garage. Mr. Stout stated that it is a diseased tree and it will have to come out.

Commissioner Wittenkeller asked about the broom eradication program. Mr. Stout stated that most of the scotch broom is along the banks on Fernwood. He tries to pull it out by hand prior to it getting mature.

Commissioner Harris stated that the house is sited to take advantage of the flat surface. He wondered if an analysis has been done to see if the house would be seen from across the valley in the vicinity of the Hub..

Mr. Stout responded that he tried to keep the house low and he tried to place the house as close to the crest of the hill as possible so the down hill vegetation would screen the house. He did not know if the house could be seen from the Hub

Commissioner Morita asked about the oak by the driveway, noting that it appears to be heavily landscaped at the base of the oak. She was concerned about that because there is a potential for the oak to die if it gets too much water.

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF APRIL 2, 2001**

Commissioner Morita went on to state that the site seems to be blessed with so many native wildflowers, ferns and other vegetation. Since there will be earth moving equipment on the site during excavation, she asked the applicant if he would consider moving some of the ferns that might be damaged by the equipment to another, safe location on the property or donate them to the Open Space Committee so they can plant them in Sorich Park.

Mr. Stout responded that he had no problem with that. However, all of the excavation will be from the top and there is not much vegetation that would have to be removed for the foundation.

Commissioner Zwick commented that this is a very well intentioned plan, however, he wants to know more about the trees. He would like to preserve as many of the healthy oaks as possible, especially in light of the arborist report that indicates so many trees are dead and need to be removed. To do that he would move the house closer to the street. In addition, the house as designed, could be moved to conform to the contours and move closer to Fernwood, which would be more in keeping with the land and other houses along the street. He noted that there are no aerial photographs submitted for this project. The design of the house is nice but rectilinear and dominates the landform. The question about the visual impact on views from across the valley has not been addressed and he would like to hear about that.

Commissioner Jochum stated that he can see how the house was designed for a flat lot but his inkling is not to take exception with this design. It is a fairly nice design and the site is fairly protected from view. Coming up Fernwood he had trouble even seeing the story poles until he came right up to the site. The neighbors to the east and south are quite a distance away. The material board is very much in keeping with making it low in profile and in keeping with the site. The tree at the southwest corner is the nicest tree on the site and he was glad to see that it will be maintained. As far as the other trees are concerned on the site, they are not specimen trees. He is in favor of the project as presented.

Chair House asked about the road width and asked if the Fire Department has reviewed the plan. Ms. Feagans stated that the right-of-way is 25'. She has contacted the Fire Department but has not received any response yet.

Commissioner Wittenkeller stated that he is not terribly concerned about the siting of the building. Not knowing about the health of the individual trees, it appears however that if the house is moved forward, some madrone and oaks could be saved. When trees are grown in mass they compete with each other for growth. He noted that he was curious about the landscape plan because not one plant proposed is a native plant, especially in light of the deer problem. He is concerned that the landscape plan does not reflect the values of the site. The plants around the 58" oak will require additional irrigation. He would like to see native ferns, etc, used.

Commissioner Harris stated that there is a recommendation by the Town's Peer Reviewer that as a condition of the building permit, the applicant's geotechnical engineer should approve plans for conformance based on the recommendations. He stated that he would defer to Commissioner Wittenkeller with regard to the native species. His preference would be to see the house sited a little more up the hill so it would eliminate the risks from being visible and also avoid any cutting that may have to take place on the hillside. He can however, understand the need for maximizing the flat surface. If there were any way to save the heritage trees, he would suggest that it be done.

Commissioner Wittenkeller added that one mistake commonly used to remove scotch broom is to use roundup. Any control program should prohibit that kind of spraying. If necessary, do it selectively so it will not affect other plants.

Ms. Feagans cited the broom eradication program for Seminary Estates. Staff could schedule this to come back to the Commission but the eradication program is normally reviewed at the staff level.

Commissioner Morita asked if there would be a bond required for the broom eradication plan. Ms. Feagans responded that it is not normally a requirement.

Commissioner Wittenkeller added that broom eradication is normally an annual problem.

Commissioner Zwick asked if this project was in a ridge zone. Ms. Feagans responded that she would check the General Plan.

Commissioner Jochum commented that the area around the house is a controlled garden, not a large meadow area.

Commissioner Wittenkeller noted that this is the first plan he has seen in the hillsides that does not make any attempt to use native plantings and that is contrary to what San Anselmo should be doing. Water is also another reason to use native species. With regard to the oak tree being so close to the driveway, he stated that it is most important that there is no excavation or fill around the base of the tree. It could allow infestation or other problems into the moist, earthy area. Paving is a problem, and porous paving would be preferable, perhaps around 15' from the tree.

Ms. Feagans stated that the arborist report is relatively generic and should discuss in more detail a way to protect the large oak tree.

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF APRIL 2, 2001**

Chair House stated she is a little concerned about the back of the garage, especially if trees are removed, it would be a big, broad, unrelieved surface. She can support the way it looks from the front.

Commissioner Morita stated she would like to see a second opinion on the arborist report. She concurs about the statements made by Commissioner Wittenkeller about vegetation. On this particular site she found at least 25 native species and she hopes the applicant could preserve them. She did receive complaints by phone from people who felt this site would be noticeable and she would like to see photographs taken from across the valley to see if that is the case.

Commissioner Wittenkeller clarified his previous statement that he only wanted to see native species by the oak tree, not necessarily on the entire landscape plan.

Commissioner Zwick stated that if 75% to 90% of the trees are going to be removed, the photomontage should indicate that the trees are gone so we can get a true picture of what the house looks like from across the valley.

M/s Wittenkeller/Zwick, and unanimously passed (6-0), to continue the application to the meeting of 4/16/01.

- 3. UP-0105/DR-0118 – Mark Bergquist for CSK Auto, Inc. (Kragen Auto Parts), 820 Sir Francis Drake Boulevard, APN 6-061-13, use permit, design review and sign review for a new auto parts store to locate in the existing 9,210 square foot commercial space, located within the C-3 Zoning District. (Staff person: Feagans)**

Ms. Feagans presented the staff report.

Commissioner Harris asked if the internally illuminated sign would be lit 24 hours. Ms. Feagans responded that the applicant would be able to discuss that.

Tim Wald, CSK, stated that they feel this is a great opportunity to improve the store space. A lot of their customers at the San Rafael store come from San Anselmo and west, where there are no auto parts stores. The store space in San Rafael is not good for them or the customers. This location meets the size and parking requirements. They are changing the front of the building so it does not look so top heavy and will make some changes to the signage. They are also trying to soften the building by adding landscaping in front. They will remove the deteriorated shingles at the mansard and generally cleaning up the building. Their parking needs are very different than the Blockbuster proposal. A lot of their sales are commercial in nature and will be used by small commercial vehicles. This will also keep the trip generations down and the need for parking.

Chair House stated that during the downtown revitalization hearings, one use they wanted to see was a hardware store, and she is pleased to see this application.

Commissioner Harris asked if the sign would be illuminated 24 hours. Mr. Wald responded that it would be sunset until close of business, about 9:00 p.m.

Commissioner Morita stated that it looked like a good portion of the parking spaces are on the adjacent property.

Mr. Wald responded that there is dedicated parking and some shared parking with the adjacent business. There is generally about 22 parking spaces on the property, and about 22 spaces that are shared.

Commissioner Morita asked if the business would be serviced by large trucks, and if so, at what times and how often.

Mr. Wald responded that the replenishing of supplies would be by large trucks but he was not sure how often or at what times that would occur. A big factor used in scheduling is the traffic congestion at each location and they will not schedule during peak hours.

Jerry Arbin, 26 Bella Vista, stated that he spoke during the Blockbuster application about his concerns regarding traffic. Bella Vista is not a town-maintained street. In the 1970's a sewer line was put in and then the street was repaved. That road is now sinking. He does not want to see any increased traffic on Bella Vista, especially if this is not a town maintained street. His other concern is that the patrons of Kragens will buy the merchandise and then go into the parking lot and repair their vehicles and create a mess as well as drip grease and oil. This building does not warrant this kind of traffic that would be created by the use.

Chair House stated she was concerned that cars would enter from Sir Francis Drake Boulevard from the adjacent property and through the parking spaces and wondered if the applicant was proposing bumpers to prohibit that.

Mr. Wald responded that they are proposing bumper stops to prevent that from occurring.

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF APRIL 2, 2001**

Commissioner Wittenkeller stated he was delighted to see some landscape planters. He was concerned a little about the Mayten trees because they will not do well in this hot, windy environment. A few simple vines on the wall have made a tremendous difference on the face of the building where Insalata Restaurant is and he would like to see that on this building as well. With regard to the exterior colors proposed, he preferred the tan, buff scheme.

Commissioner Morita was concerned that the oil from the cars would fall on the pavement and go into the storm drains. She wondered what the backup plan is if this occurs.

Mr. Wald responded that there would be a few incidental things that can happen. However, oil drippage is no different than what happens at Safeway or any other parking lot. This is not an auto repair business.

Ms. Feagans stated that she spoke to the Building Official and he stated that they provide a filtration system.

Commissioner Harris stated that the exit and enter signs are bright red and he would like to see something more subtle. He also suggested that the applicants provide adequate trash cans, which would help promote a clean area. Also, this is a revocable use permit and it is in the best interest of Kragens to keep the site clean.

Commissioner Morita stated that perhaps the town could assist in keeping the Kragens traffic off Bella Vista.

Commissioner Jochum asked about the plans for glazing. Mr. Wald stated that they will use a black opaque film and the upper part of the windows will be left open.

Commissioner Jochum stated the proposed changes are an improvement to the building and staff's condition that roof-mounted equipment be screened. He would defer to Commissioner Wittenkeller with regard to the landscape plan. He was not aware that they would have permits to deliver to the site and wondered if there was a plan to have them enter and exit. He also stated that he prefers the beige scheme.

Mr. Wald responded that the large trucks would go straight in and then back out. He does not schedule the route but he knows that they are scheduled during non-peak hours and do not use residential streets.

Commissioner Zwick commented that spending this much money on the building and having it look like it is going to look, he is unable to support it. It is like spending good money after bad. The diagonal parking along the side of the building would allow for a little landscaping at the nose of each car as it touches the building and that is a perfect place for the vines suggested by Commissioner Wittenkeller. Some kind of trellis should also be added to improve the building. Insalata Restaurant has done a wonderful job of turning a monolithic building into something softer. He cannot support the mansard roof details. He is assured that people will work on their cars, it is done in San Rafael all the time. He would like some money set aside in a fund so if the site is not cleaned up, the town will do it, at the expense of the applicant. The windows should be fixed if they do not work, but do not use blackout film. He is interested to know the business hours and hours the signage would be lit.

Commissioner Harris would like to see how the delivery trucks would get out southeast as well.

Chair House stated that she does not like the gray or the beige color scheme because it makes the building look utilitarian. She does like the idea of the vines but does not like the idea of the film on the windows.

Commissioner Zwick stated that the town deserves the best effort by the applicant.

Commissioner Jochum questioned whether this should come back to the Commission in six months for a review on how the site is being maintained.

Ms. Feagans stated that they could make that a condition.

Commissioner Morita stated that she would like to know what kind of signage is proposed in the windows.

M/s Jochum/ Zwick, and unanimously passed, (5-0), to continue the application to the meeting of April 16, 2001.

4. **DR-0119 – Abigail and Rick Borden, 85 Austin Avenue, APN 7-266-18, Design Review to construct a new 3,240 square foot two story house on a 7,623 square foot lot, located within the R-1 Zoning District. (Staff person: Feagans)**

Ms. Feagans presented the staff report.

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF APRIL 2, 2001**

Tyler Weld, architect representing the applicant, stated that this house does conform to all of San Anselmo requirements. They wanted to do something that was clean and allowed a lot of light into the house.

Dolly Frauns, 30 Oak Avenue, stated that she is concerned about Condition 10 that discusses a potential future second unit. A lot of trees and brush were removed prior to the house being sold. The staff report states there is mature landscaping but there is hardly any there now. She also does not want the vines that have been left on the fence to destroy the fence. There are a group of succulent trees on the right side of the property and she has been fighting the roots of the trees for years because it is tearing up her driveway. A lot of dirt was removed to level the site. She stated that the house would be larger than 29% lot coverage. She is unclear where the garage would be and if it would be excavated.

Pamela Richards, 36 Vineyard, stated that she did not want any construction vehicles to use Vineyard. This is a hillside lot and she wants to make sure there are safety precautions taken to prevent any slides. She also wants to make certain the hours of construction are within the San Anselmo guidelines. Regarding the guestroom with a separate entrance, she hopes it is not going to become a second unit. She also does not want to see it used as a home business because that would increase traffic.

Alison Allen, 73 Austin, states she views the north elevation from her property. Traffic on Vineyard should be prohibited. She met with Mr. Borden and he was amenable to remove a tree that was leaning towards her house. She compliments the architect on the design however, it is a lot of house on this size lot and she would like to see it shrink by 10%. She noted that even though her view will not be affected, the house is pretty imposing. The house from the front will be pretty massive and perhaps landscaping in front would help.

Janis Phillips, 74 Austin, stated that her first concern is that the house is very large for the property. In keeping with the tone of the neighborhood, she would also like to see more landscaping. There doesn't seem to be any room for a lawn or landscaping. This will be the first house seen as you come down Oak Avenue. She likes the colors but it seems very much the same as the colors of 73 Austin. She would like to see a more melding of new and old in the neighborhood.

Laura Leary, 51 Chipman Place, stated that this house is clearly too big. The house is all in-front of the lot and it is very huge and the people on Chipman look down on it. Also, she was curious to know what they will do with the second unit.

Laura Reinertsen, 21 Waverly, stated that she is in support of the applicant's proposal. She noted that her husband was the sponsor of the Measure G funds to repave Vineyard. Although the repaving benefited all the people that lived on Vineyard, not all the neighbors contributed to the repaving. This house will be a huge improvement to the neighborhood. The story poles look daunting but when the building is up it will not be. Her house is at 35 percent lot coverage and she invites people to see their house.

Ms. Weld stated that the applicant would be willing to sign a waiver for the second unit. Every room has French doors that open to the outdoors. They will promise not to have any construction vehicles on Vineyard. With regard to the statement about a melding of tradition, she wanted to ensure the neighbors that her client's current house on San Rafael Avenue is wonderfully kept. This house does step up the hill and there are terraces; it will not loom over the neighbors.

Commissioner Zwick stated that the rendering is very provocative and he likes it better than the house. The roof pitch is higher in the rendering than the actual house. The window on the center roof pitch is taller and narrower; the window sort of saddles itself into the gutter line. The rendering really tells a lot about the scale in that the details really make a house. The story poles are probably daunting but the way the house steps up the hill is well done. He would like the applicant to get the house closer to the rendering. Having done that, it would be an exquisite house. He does not know what the floor-to-floor heights are. He would like to see a piece of the room pushed up into the attic space, as implied by the rendering. That would allow them to lower the overall height and the scale. He can't tell from the drawings what the details are for the exterior lighting, balconies, railings, etc. It does appear that there is a proposal for a second unit, however he is in favor of second units. If everyone is opposed to it, the French doors could be removed so that access would be from inside. He would like more landscaping on the lot now that it has been cleared.

Commissioner Wittenkeller stated a landscape plan would be useful because it would help the neighbors understand the house will not be as imposing as they perceive it will be. The rendering is based on an elevation, not a perspective. If the rendering were a perspective, the upper floors would be greatly diminished. Although this is a flatland lot, it has a FAR of 42%. Because they are within all the setbacks, he has no problem with the size of the house. He said the house will fit in, and he can support the stucco, noting that he does not think all houses have to be a brown shingle, diversity is part of the uniqueness of San Anselmo.

Commissioner Harris stated that he does not have anything more to add to what has already been said.

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF APRIL 2, 2001**

Commissioner Morita stated that the house appears to be too large. She has two young children and they spend a lot of time outdoors. The idea of a safe place for the children in the patio is wonderful but she asked the applicant to consider if they really need such a large house. She lives in a house about one-fourth the size of the proposed house. That is not for everyone but the neighbors are saying the house is too big. She cautioned the applicant to think if they really need this size of house. She likes many elements of the design.

Commissioner Jochum stated that when a project meets all the zoning restrictions he tends to be more lenient in the design elements. The house will not appear to be as large as it appears with the story poles. There is a difference between small and small scale. He does not think this is a large house. It may be larger than it needs to be, due to the efficiency of the plan, but there might be ways to soften the scale without reducing the scale at all; maybe in the detailing, in the railings and the landscaping. He would encourage the applicant to present the project in its best and accurate light. The rendering is not accurate in its delineation. He would encourage landscaping, or something that puts the building in context accurately.

Chair House stated that she encourages second units. On the other hand, it is up to the homeowner if they want to pursue a second unit. If they are interested, it is in the condition of approval that they come back to the Commission if they wish to do so. She always encourages applicants to talk to the neighbors. She would like to know what would be proposed to stabilize the hillside during construction. She also likes the rendering better than the actual plan. Regarding the front fence, she would like a detail of what they are proposing.

Commissioner Harris stated that the staircase is very prominent and wondered what the treatment would be for the staircase out of the separate entrance.

Ms. Weld responded that the stairs on the north side of the house would not be seen from Oak. With regard to the fence, they were thinking of iron railing that is open, with a covered entryway.

Ms. Borden stated that they are proposing stucco because they want to do something different and they feel it will sit well on the lot with the trees.

M/s Jochum/Zwick, and unanimously passed (6-0), to continue the application to the meeting of 4/16/01.

GENERAL DISCUSSION

- The Commission would like staff to bring back a broom eradication proposal that would be used as a standard.
- There will be a joint meeting with the Town Council and Planning Commission that is tentatively scheduled for 4/10/01 at the beginning of the regular scheduled Town Council meeting. Staff will confirm with the Commission the date.
- The Commission had the following list of issues to be discussed with the Council:
 - Second units in conjunction with the housing element.
 - Design review in the flatlands.
- The Commission asked staff to provide a list of how many second units are still available in the neighbors and information on how many telecommunication sites there are.
- The Commission stated that the signage for the music store is still up.
- Chair House wanted staff to address the stop sign in front of Easy Street Café.

REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

None at this time.

ADJOURNMENT TO MONDAY, APRIL 16, 2001

The meeting was adjourned at 9:50 a.m.

BARBARA CHAMBERS