

August 2, 2006

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, August 2, 2006, in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Uchima.

3. ROLL CALL

Present: Commissioners Browning, Busch, Drevnc, Gibson, Uchima and Chairperson Faulk.

Absent: Commissioner Horwich (excused).

Also Present: Planning Manager Lodan, Planning Associate Santana, Building Regulations Administrator Segovia, Fire Marshal Kazandjian, Associate Civil Engineer Symons, and Deputy City Attorney Whitham.

4. POSTING OF THE AGENDA

MOTION: Commissioner Busch, seconded by Commissioner Browning, moved to accept and file the report of the secretary on the posting of the agenda for this meeting; voice vote reflected unanimous approval.

5. APPROVAL OF MINUTES – None.

6. REQUESTS FOR POSTPONEMENT

Planning Manager Lodan relayed the applicant's request to continue Agenda Item 8A (PRE06-00010: Tracy Underwood) to August 16, 2006.

MOTION: Commissioner Gibson moved to continue Agenda Item 8A to August 16, 2006. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote (absent Commissioner Horwich).

Chairperson Faulk announced that the hearing would not be re-advertised as it was continued to a date certain.

Chairperson Faulk reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

7. TIME EXTENSIONS – None.

8. CONTINUED HEARINGS

8A. PRE06-00010: TRACY UNDERWOOD (RON BALLESTEROS)

Planning Commission consideration of a Precise Plan of Development to allow the construction of first and second-story additions to an existing two-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 3208 Carolwood Lane.

Continued to August 16, 2006.

9. WAIVERS

9A. WAV06-00010: RICK AND BELINDA BATTAGLINI (GREG SCHEIDER)

Planning Commission consideration of a Waiver to allow a reduction in the front-facing driveway requirement in conjunction with a new front-facing garage and additions to an existing one-story, single-family residence located on property in the Hillside Overlay District in the R-1 Zone at 5005 Paseo de Pablo.

Recommendation

Approval.

Planning Associate Santana introduced the request.

Rick Battaglini, applicant, reported that the Commission approved a Precise Plan in May 2005, which included first and second-story additions, however, the project has been downsized due to escalating building costs and the second story has been eliminated. He explained that the Waiver is necessary so he can build the required two-car garage and convert the existing garage into a family room.

MOTION: Commissioner Busch moved for the approval of WAV06-00010, as conditioned, including all findings of fact. The motion was seconded by Councilmember Browning and passed by unanimous roll call vote (absent Commissioner Horwich).

Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 06-089.

MOTION: Commissioner Drevno moved for the adoption of Planning Commission Resolution No. 06-089. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote (absent Commissioner Horwich).

9B. WAV06-00011: DONALD THUOTTE (JUAN GUTIERREZ)

Planning Commission consideration of a Waiver to allow a one-story residence to exceed the height limit for a one-story residence in conjunction with one-story additions, interior remodeling and a roof deck on property located in the R-1 Zone at 5336 Via del Valle.

Recommendation

Approval.

Planning Associate Santana introduced the request.

Donald Thuotte, project architect, reported that the Waiver was necessary because of the steep-pitched roof that is needed to complete the project's Cape Cod-style look, which causes the one-story height limit to be exceeded by 2 feet. He noted that the additional ridge height will also help conceal the roof deck on the back of the residence so it will not be visible from the street.

In response to Commissioner Browning's inquiry, Mr. Thuotte confirmed that the height limit is actually exceeded by 2 feet 8 inches.

Commissioner Busch noted that the staff report mentions the driveway appears to be too steep.

Mr. Thuotte reported that the driveway looks steep because of the hump but according to his measurements, it does not exceed the maximum allowable grade.

Building Regulations Administrator Segovia advised that staff would address this issue during the plan check process taking into account that this is an existing driveway.

MOTION: Commissioner Uchima moved for the approval of WAV06-00011, as conditioned, including all findings of fact. The motion was seconded by Councilmember Drevno and passed by unanimous roll call vote (absent Commissioner Horwich).

Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 06-090.

MOTION: Commissioner Uchima moved for the adoption of Planning Commission Resolution No. 06-090. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Horwich).

Commenting on his vote, Chairperson Faulk stated that he voted for the Waiver despite reservations about whether the hardship requirement was met.

10. FORMAL HEARINGS

10A. CUP06-00012, DIV06-00010: STEVE KAPLAN (WARD STREET PARTNER, LP)

Planning Commission consideration of a Conditional Use Permit to allow the construction of two detached condominium units and a Division of Lot for condominium purposes on property located in the R-1 Zone at 24414 Ward Street.

Recommendation

Approval.

Planning Associate Santana introduced the request.

Steve Kaplan, representing Ward Street Partner, LP, voiced his agreement with the recommended conditions of approval with the exception of Condition No. 9, which requires the applicant to submit a tenant relocation plan that meets the requirements of TMC §91.36.8. He explained that the existing single-family residence was owner-occupied so there is no tenant involved and related his understanding that the Code section cited applies to multi-family residences only.

Planning Manager Lodan advised that this condition has been imposed in the past when a single-family rental was being demolished, however, it would not apply if the residence was owner-occupied. He suggested that the Commission could delete the condition or the applicant would be required to submit documentation verifying that the residence was owner-occupied if the condition remains.

Mr. Kaplan stated that he would have no problem submitting documentation but felt that this was a superfluous condition which should be deleted.

MOTION: Commissioner Uchima, seconded by Commissioner Browning, moved to close the public hearing; voice vote reflected unanimous approval.

Chairperson Faulk indicated that he favored retaining Condition No. 9 because it serves as a safeguard and it would be consistent with past approvals.

MOTION: Commissioner Busch moved for the approval of CUP06-00012 and DIV06-00010, as conditioned, including all findings of fact. The motion was seconded by Councilmember Browning and passed by unanimous roll call vote (absent Commissioner Horwich).

Planning Associate Santana read aloud the number and title of Planning Commission Resolution Nos. 06-091 and 06-092.

MOTION: Commissioner Browning moved for the adoption of Planning Commission Resolution Nos. 06-091 and 06-092. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Horwich).

10B. PRE06-00012: ERIC EARHART

Planning Commission consideration of a Precise Plan of Development to allow first and second-story additions to an existing one-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 115 Via La Soledad.

Recommendation

Approval.

Planning Associate Santana introduced the request and noted supplemental material available at the meeting consisting of correspondence received subsequent to the completion of the agenda item.

Eric Earhart, 115 Via La Soledad, voiced his agreement with the recommended conditions of approval and briefly described the proposed project.

Donald Thuotte, project architect, pointed out that a hip roof, which follows the lines of the existing roof, was used to mitigate the impact on the view of the next door neighbor.

MOTION: Commissioner Drevno, seconded by Commissioner Uchima, moved to close the public hearing, voice vote reflected unanimous approval.

MOTION: Commissioner Uchima moved for the approval of PRE06-00012, as conditioned, including all findings of fact. The motion was seconded by Councilmember Drevno and passed by unanimous roll call vote (absent Commissioner Horwich).

Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 06-093.

MOTION: Commissioner Uchima moved for the adoption of Planning Commission Resolution No. 06-093. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Horwich).

10C. EAS06-00002, MOD06-00003 (CUP04-00043, PRE04-00037, DVP04-00007), WAV06-00007: SUNRISE SENIOR LIVING (CHERYL VARGO/SUBTEC)

Planning Commission consideration for adoption of a Negative Declaration and approval of a Modification of previously approved entitlements including a Conditional Use Permit (CUP04-00043), Precise Plan of Development (PRE04-00037), and a Development Permit (DVP04-00007), to allow modification to the building height and placement and a Waiver to allow retaining walls that are more than five feet in height in conjunction with the construction of an assisted living facility located on property in the Hillside Overlay District of the Hawthorne Boulevard Corridor Specific Plan Walteria and Hospital Medical Districts at 25535-25557 Hawthorne Boulevard.

Recommendation

Approval.

Planning Associate Santana introduced the request and noted supplemental material available at the meeting consisting of revisions to Resolution No. 06-094.

Roger Green, Development Officer for Sunrise Senior Living, provided background information about the company, noting that it has been caring for seniors for over 25 years and owns and operates over 400 facilities in the United States, Canada and the United Kingdom. He reported that the proposed assisted living facility would consist of 79 rooms, with the top floor reserved for the care of those with Alzheimer's disease and other forms of memory impairment. He explained that the applicant was requesting modification of the previously approved plans because an ancient landslide was discovered during preparations for grading and it was necessary to raise the building approximately 11 feet and convert the underground parking to at-grade parking

in order to ensure the stability of the slope. He stated that the applicant is committed to moving forward with the project, noting that the site will be cleaned up and secured within the next week; that existing retail buildings will be demolished in September, and that grading will begin in October. He voiced his agreement with the recommended conditions of approval.

Cheryl Vargo, representing the applicant, briefly reviewed the previously approved project for the benefit of commissioners who were not on the Commission in May of 2005 when it was originally considered. She noted that the project remains essentially the same, but will be shifted 15 feet closer to Hawthorne Boulevard and elevated 11 feet so that it will require less grading and have less impact on the hillside. With regard to the Waiver, she explained that the taller retaining walls would allow for a larger area of native vegetation and would be more aesthetically pleasing than several shorter walls. She noted that the walls would be heavily landscaped with trees, shrubs and vines to soften their appearance. She stated that she did not believe the project as modified would impact the view, light, air or privacy of neighbors and urged approval as submitted.

Responding to questions from Commissioner Browning, Ms. Vargo reported that there would be a maximum of 20 employees on the site at any one time, with the peak being between 11:00 a.m. and 3:00 p.m.; that very few residents own cars and prefer to take advantage of the shuttle service; that the parking is mainly for employees and visitors; and that visitors tend to come on the way to work, on the way home, or on weekends, which are off-peak times for employees. She clarified that there would be no doctor on-site and that residents would be shuttled to doctor's appointments.

Commissioner Browning expressed concerns about the adequacy of the parking, particularly the number of handicapped spaces.

Mr. Green reported that it has been Sunrise's experience that only 2 or 3 residents will own a vehicle in a facility of this size and they have found that a parking standard of one-half space per room works well for an assisted living/Alzheimer's facility.

In response to Commissioner Browning's inquiry, Ms. Vargo confirmed that an easement has been secured allowing the site to be accessed through the existing driveway on the adjacent parcel to the northwest.

Commissioner Browning expressed concerns that new landscaping along Hawthorne Boulevard could interfere with the visibility of motorists entering and exiting the southern driveway.

Ms. Vargo explained that the applicant had an extensive line-of-site survey prepared when the project was originally designed because of visibility concerns and that the existing southern driveway will be relocated to address this issue. She noted that the project was designed to encourage people to use the signalized intersection at Hawthorne Boulevard and Rolling Hill Road and that the southern driveway is mainly for delivery vehicles and to provide another way out in the event of an emergency.

Commissioner Browning questioned why a full silhouette was not erected.

Planning Manager Lodan advised that the Community Development Director agreed to allow the applicant to erect poles representing the project's height and to outline the structure on the pavement due to practical difficulties and the cost involved in erecting a full silhouette.

Ms. Vargo noted that there were tenants on the property up until 17 days ago and the applicant did not want to impair their ability to do business.

Commissioner Browning noted that there have been several brush fires on the adjacent Butcher Hill, and questioned how it would be possible to quickly evacuate 103 elderly residents should the facility become inundated with smoke.

Fire Marshal Kazandjian reported that an emergency evacuation plan will be in place and Sunrise will be required to conduct drills to minimize evacuation time. Additionally, he noted that the building will be equipped with sprinklers and an appropriate clearance will be maintained around the site.

Commissioner Browning commented that he thought it was a wonderful project, but was concerned that it might be in the wrong location.

Wolfgang Hack, project architect, explained that the air conditioning system includes a mechanism that automatically shuts off the intake of outside air to prevent smoke from entering the building should there be a fire in the vicinity and that each floor will include a safe area where residents can be isolated so there would be no need for evacuation.

In response to Commissioner Browning's inquiry, Eric Noel, soils engineer for the project, reported that the site is 1,000 to 2,000 feet from the nearest earthquake fault.

Commissioner Busch expressed concerns about the adequacy of the handicapped parking, noting the likelihood that many of the residents will have spouses and/or friends who are disabled and need handicapped parking.

Building Regulations Administrator Segovia advised that the State dictates handicapped parking requirements; that 2 handicapped spaces are required; and that the project meets minimum requirements.

Deputy City Attorney Whitham confirmed that the Commission has the authority to require additional handicapped spaces.

Commissioner Busch voiced his opinion that a minimum of 4-5 handicapped parking spaces should be required.

Ms. Vargo explained that 3 handicapped parking spaces are proposed and 2 more could be easily added near the elevator, and while it would result in the net loss of 1 parking space, the project would still meet Code requirements. She reported that Sunrise has a similar facility in Hermosa Beach and parking is easily accessible even if it's not designated as handicapped. She pointed out that a condition was added when the project was previously approved requiring the applicant to make arrangements for off-site parking on special occasions, such as Mother's Day, when more visitors are expected.

In response to Commissioner Busch's inquiry, Planning Associate Santana confirmed that both Planning and Building and Safety staff have reviewed the geological report.

At Commissioner Busch's request, Mr. Noel reviewed plans to stabilize the hillside, explaining that the landslide on the subject property will be removed, replaced with imported fill, and re-graded per the recommendation in the geotechnical study.

Commissioner Browning questioned whether the soil being removed contains diatomaceous earth (DE), a fine powder that goes everywhere when disturbed.

Mr. Noel reported that the site does contain DE, and as part of the soil mitigation, the DE, which is weak and lightweight, will be removed and replaced with a more stable material. He indicated that he was not aware of any health hazards associated with DE and noted that the site will be watered down throughout the grading process. He clarified that the soil on which the building will sit, will not be removed, but will be improved in situ.

Commissioner Browning asked about the level of the water table, and Mr. Noel reported that holes as deep as 51 feet were drilled as part of the geologic investigation and no ground water was encountered during these borings.

David Henseler, President of Country Hills Homeowners Association, stated that Country Hills residents did not oppose the previously approved project, but they are strongly opposed to the proposed modifications due to concerns about the stability of the hillside, the impact of soil remediation on air quality, and the potential for groundwater contamination. He suggested that the small turnout at this hearing was due to the fact that only 11 out of 480 Country Hills homeowners received notification. He discussed the area's history of hillside instability and slope failure, noting that three homes had to be evacuated in 2001 followed by extensive repairs and the building of very expensive retaining walls. With regard to the grading, he expressed concerns about the potential migration of toxic arsenic, which is known to be beneath the soil, and airborne PM 10 (particulate matter with particles less than 10 micrometers in diameter), which can damage lungs. He maintained that the Environmental Protection Agency (EPA) limit for PM 10s is easily exceeded even with dust suppression efforts such as watering down the site. He noted that the Environmental Impact Report (EIR) prepared for a proposed golf course on a nearby landfill disclosed a number of potential problems and voiced his opinion that there were too many unknowns to go forward with a project of this magnitude.

The Commission recessed from 8:35 p.m. to 8:41 p.m.

Patrick Furey, representing the Coalition of Torrance Homeowners Associations, reported that the coalition did not take a position on the previously approved project, however, they have decided to support of the action taken by Country Hills Homeowners Association and oppose the proposed modifications. He stated that concerns were raised when the project was originally considered about the required Zone Change, the project's height and FAR, the lack of adequate parking, and geological and environmental issues. He explained that the coalition was particularly concerned that the developer offered to meet them only after the project had already been designed and they were not given an opportunity to provide input.

Mr. Furey expressed dismay that the coalition was not informed about the proposed modifications and had only recently learned of them. He questioned how a Negative Declaration could be justified when it's obvious from attachments to the staff report that the project would have a serious impact on the environment. He voiced objections to the proposed Waiver of height limits for the retaining walls, contending that the five-foot limitation was put in place for a reason. He suggested that actual FAR is even higher than the 1.02 listed in the staff report because the square footage of the garage was not included even though it will now be above ground and is clearly part of the building. He urged the Commission to deny the proposed modifications.

Glenn Major, 3206 Carolwood Lane, called for the enlargement of the notification area and the construction of a full silhouette so that neighbors could better determine the project's impact. He expressed concerns that the project would add to traffic congestion, particularly during morning and evening commute times, and about being awakened by sirens from emergency vehicles responding to calls at the facility during nighttime hours. He reported that he lives directly across from the 2001 slide area and has observed land movement within the last 30 days. He contended that a more thorough investigation of the hillside needs to be done before anything is built on this site.

Carolin Keith Wade, Palos Verdes Estates, stated that she was not opposed to the project but has serious concerns about the stability of the hillside and would like additional time to review the geological aspects.

Referring to Condition No. 14, Commissioner Browning questioned whether arrangements have been made for overflow parking.

Mr. Green reported that there have been preliminary discussions with the office building across the street, but nothing has been finalized. He confirmed that if it is determined that overflow parking is necessary, employees will be required to park in the overflow lot and not on neighboring streets.

Mr. Henseler noted that the City has the same number of paramedics it had 20 years ago and expressed concerns that the proposed project, along with other new senior developments, would impact the City's already strained fire department.

Mr. Green stated that a lot of thought and effort went into the proposed modifications; expressed confidence the applicant's experts had come up with the best possible solution; and offered to have them provide more details about areas of concern.

Mr. Hack provided information regarding the structure of the building, noting that the steel-framed building will meet or exceed all building code requirements.

In response to Chairperson Faulk's inquiry, Mr. Green indicated that windows in the residential units will not be able to be opened more than 6 inches.

Mr. Noel provided information about the geotechnical study. He explained that several holes 30 inches in diameter were drilled 30 to 60 feet below the surface and a geologist was lowered into them to map soil conditions. He advised that a slide plane was discovered approximately 12 feet below the surface and after reviewing historical photographs, it was determined that the landslide was caused by a past excavation into the hillside rather than geological factors. He noted that the slide will be removed and

replaced with more stable material and that soil underneath the structure will be blended with cement and compacted to transfer the load of the building to bedrock. He offered his assurance that the applicant would adhere to all requirements regarding the handling of particulate matter.

Commissioner Browning asked about the depth of the bedrock, the amount of material to be transported to and from the site, and the route to be taken.

Mr. Noel reported that bedrock ranges from 1 to 50 feet below the surface in the area where the building will be located.

Andrew Nickerson, civil engineer for the project, advised that approximately 13,000 cubic yards of material will be removed from the site and imported material will be roughly the same volume, and that the specific route has not yet been determined but would likely be along Hawthorne Boulevard.

Mr. Nickerson reviewed the proposed height and location of retaining walls. He noted that the previously approved project included a 30-foot high retaining wall as opposed to the modified plan, in which there is a maximum height of 12 feet. He explained that walls will be buffered by tiered planters and that the entire slope will be landscaped to prevent erosion.

Mr. Green advised that the retaining walls would have a shot-crete finish to create a more natural look and that a large portion of the retaining walls would be hidden from view by the building.

Submitting photos to illustrate, Ms. Vargo reported that she visited the home in Country Hills most impacted by the project and the top of the silhouette poles were barely visible when standing on a patio wall peering through dense vegetation. She noted that Fire Marshal Carter did research before the previous hearing and determined that the fire department would be called to the facility approximately 6 times a month and that calls are usually related to falls. She doubted that this would place a burden on the fire department or paramedics.

Mr. Green indicated that this estimate was in line with Sunrise's experience, as they average about 5 emergency calls per month, and most of the time responders do not need to use sirens. He noted that there has been some question about the height of the silhouette poles and wanted to clarify that the poles have been certified to accurately represent the proposed maximum building height of 65 feet.

Commissioner Browning stated that he was able to visualize the height of the structure and estimated that the building would block approximately 80% of the view of the tree-covered hillside.

Ms. Vargo reported that the applicant plans to mitigate this loss by providing significant landscaping along Hawthorne Boulevard.

Commissioner Browning reiterated his objection to planting trees along the frontage on Hawthorne Boulevard due to potential line-of-site issues.

Commissioner Uchima asked about the height of the office building on the southwest corner of Lomita and Hawthorne Boulevard.

Planning Manager Lodan estimated the building to be approximately 50 feet tall, but noted that it is much closer to the property line than the proposed building.

Commissioner Uchima stated that while it is an attractive project and there is a definite need for this type of facility, he was having a hard time visualizing the mass of the building and was concerned about its compatibility with the surrounding neighborhood.

Referring to the site plan, Ms. Vargo attempted to provide Commissioner Uchima with a point of reference.

Commissioner Uchima stated that he could not make a decision on this project without seeing a full silhouette because he thought the office building at Lomita and Hawthorne Boulevard was too large and he did not want to see the same mistake repeated at this location.

MOTION: Commissioner Uchima, seconded by Commissioner Busch, moved to close the public hearing; voice vote reflected unanimous approval.

Commissioner Busch questioned the procedure should commissioners disagree with certain items in the Environmental Checklist.

Planning Manager Lodan advised that commissioners may request that the applicant provide additional information in specific areas of concern, if they believe they do not have sufficient information to make a decision on the Environmental Checklist or they may choose not to certify the proposed Mitigated Negative Declaration.

Commissioner Busch stated that he believed the project itself is a good concept and something that is sorely needed in the community, but he could not support it at this time because he felt there were too many unanswered questions. He indicated that he shared Commissioner Uchima's concerns about the building at Lomita and Hawthorne Boulevard and was uncomfortable with the project's height and that he also felt there was some loss of privacy and view for residents of Country Hills.

Commissioner Drevno stated that she agreed with Commissioner Busch that there were too many unanswered questions and this has made her uncomfortable with the project; that she appreciated Commissioner Browning's questions because he brought up issues she hadn't thought of; and that she would side with homeowners and vote to deny the proposed modifications.

Commissioner Uchima stated that he thought the FAR was a little high and the project too tall and favored denying the proposed modifications without prejudice to allow the applicant an opportunity to make revisions. He recommended that a full silhouette be erected due to the difficulty of judging a project based on poles and lines drawn on the ground.

MOTION: Commissioner Uchima moved to deny MOD06-00003 without prejudice, waiving all fees associated with the new application. The motion was seconded by Commissioner Browning and passed by a 5-1 roll call vote with Chairperson Faulk dissenting (absent Commissioner Horwich).

11. **RESOLUTIONS** – None.

12. **PUBLIC WORKSHOP ITEMS** – None.

13. **MISCELLANEOUS ITEMS** – None.

14. **REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

Planning Manager Lodan reported that Mayor Scotto has asked staff to look into the possibility of televising Planning Commission meetings.

Chairperson Faulk expressed an interest in providing input of this topic, and it was the consensus of the Commissioner to direct staff to put this item on a future agenda.

15. **LIST OF TENTATIVE PLANNING COMMISSION CASES**

Planning Manager Lodan reviewed the agenda for the August 16, 2006 Planning Commission meeting.

16. **ORAL COMMUNICATIONS**

16A. Carol Carmichael, Via Anita, noted that she is a neighbor of Commissioner Uchima and asked that the Commission intervene in a matter involving trees on his property.

Chairperson Faulk explained that the Commission has no jurisdiction over trees on private property.

Ms. Carmichael continued to discuss her concerns, and Chairperson Faulk explained that the Commission was not in a position to settle disputes between neighbors.

Deputy City Attorney Whitham confirmed that the Commission has no authority to regulate trees on private property and advised that it was out of order for someone to speak on a matter that is not within the Commission's jurisdiction.

16B. Commissioner Bush, referring to the hearing on the project at 1620 Gramercy Avenue (Item 10E) that was continued at the July 19, 2006 Planning Commission meeting, recommended that the Torrance Historical Society also be asked to provide input on the redesign of the project.

16C. Commissioner Bush noted that three Planning commissioners have applied for appointment to the City Council to fill the vacancy that was left when Frank Scotto was elected mayor and all are excellent candidates.

16D. Commissioner Drevno reported that she was not charged for valet service at AMC Theaters at Rolling Hills Plaza when she was with her granddaughter who has a cast.

16E. Commissioner Uchima commended Chairperson Faulk for doing an excellent job of chairing the meeting and wished good luck to the three commissioners who applied for the City Council vacancy.

16F. Chairperson Faulk apologized to staff for misplacing the opening script.

17.

ADJOURNMENT

At 10:07 p.m., the meeting was adjourned to Wednesday, August 16, 2006, at 7:00 p.m.

Approved as Submitted
September 20, 2006
s/ Sue Herbers, City Clerk