

August 16, 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 16, 2006, in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Horwich.

3. ROLL CALL

Present: Commissioners Browning, Busch, Gibson, Horwich and Chairperson Faulk.

Absent: Commissioner Uchima.

Also Present: Planning Manager Lodan, Planning Assistant Naughton, Plans Examiner Noh, Associate Civil Engineer Symons, Fire Marshal Kazandjian and Deputy City Attorney Whitham.

Planning Manager Lodan relayed Commissioner Uchima's request for an excused absence.

MOTION: Commissioner Browning, seconded by Commissioner Busch, moved to grant Commissioner Uchima an excused absence from this meeting; voice vote reflected unanimous approval.

4. POSTING OF THE AGENDA

MOTION: Commissioner Horwich, seconded by Commissioner Gibson, 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 – July 19, 2006

MOTION: Commissioner Browning moved for the approval of the July 19, 2006 Planning Commission minutes as submitted. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote (absent Commissioner Uchima).

6. REQUESTS FOR POSTPONEMENT

Planning Manager Lodan relayed staff's request to continue Agenda Item 10D (PRE06-00018: Steve Galalon) to September 6, 2006.

MOTION: Commissioner Gibson moved to continue Agenda Item 10D to September 6, 2006. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Uchima).

Planning Manager Lodan announced that the hearing will be re-advertised to reflect the incorporation of a Waiver.

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** – None.
9. **WAIVERS** – None.
10. **FORMAL HEARINGS**
- 10A. **DIV06-00011: AT & T (MICHAEL JOHSZ)**

Planning Commission consideration of a Division of Lot to allow one lot to be subdivided into two lots on property located in the Industrial Redevelopment Area, M1 and M2 Zones, in Torrance Center I at 21241 and 21281 Western Avenue.

Recommendation

Approval.

Planning Assistant Naughton introduced the request.

Marilyn Warren, representing AT&T, voiced her agreement with the recommended conditions of approval.

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

MOTION: Commissioner Busch moved for the approval of DIV06-00011, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Uchima).

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-096.

MOTION: Commissioner Busch moved for the adoption of Planning Commission Resolution No. 06-096. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioner Uchima).

10B. 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.

Recommendation

Approval.

Planning Assistant Naughton introduced the request and noted supplemental material available at the meeting consisting of revised conditions of approval and correspondence received subsequent to the completion of the agenda item.

Tracy Underwood and Derrick Smith, owners of the subject property, voiced their agreement with the recommended conditions of approval.

Glenn Major, 3206 Carolwood Lane, voiced objections to the proposed project, noting that he has sent letters and photographs detailing his concerns (per agenda and supplemental material). He maintained that the project does not meet 16 of the 18 requirements contained in the Hillside Overlay Ordinance and that it is not in harmony with the neighborhood. He indicated that the project's impact on his privacy was his primary concern, but he was also concerned that the new fireplace and chimney would direct fumes into his back door; that the new structure would block ocean breezes and reflect heat toward his property; and that the project would place additional pressure on the unstable hillside.

Mr. Major provided background information about land movement in the area and reported that he has observed movement within the last 30 days to the extent that the gate between his and the applicant's property no longer closes. He expressed concerns that rain gutters have never been installed and French drains have not been properly maintained on the subject property and asked that the applicants be required to remedy this lack of adequate drainage. He reported that the applicant enclosed second and third-story balconies in April 2006 and this added square footage was not included when the project's Floor Area Ratio was calculated. He contended that the applicants could achieve their goal of having five bedrooms within the footprint of the existing home, which had four bedrooms before interior walls were removed to create only three, noting that the applicants have the burden of proving that denial of the application would constitute an unreasonable hardship. He suggested that the addition could adversely impact the value of his home and urged the Commission to protect the integrity of this master planned community by denying the project.

Planning Manager Lodan clarified that a condition has been added (per revised conditions) requiring that the project be modified so that it does not exceed an FAR of .60 including the enclosed balconies, which would require the elimination of approximately 200 square feet.

In response to Commissioner Horwich's inquiry, Planning Manager Lodan confirmed that a soils study would be required to confirm that the project would not affect the stability of the hillside before any building permits are issued and the applicant would

likely be required to sign a waiver assuming responsibility should any damage result from the project.

Commissioner Horwich indicated that he favored adding conditions requiring that the new fireplace be gas, rather than wood-burning, and requiring that windows be relocated, constructed of obscured glass, or raised to address privacy issues.

In response to Mr. Major's inquiry, Planning Manager Lodan confirmed that all stairwells, new and proposed, were included in FAR calculations.

David Henseler, 3210 Singingwood Drive, questioned whether the proposed addition would have a flat roof, explaining that he has the same floor plan and a flat roof would look extremely out of place.

Planning Manager Lodan advised that the addition has a very shallow-pitched roof, which could appear flat to the naked eye.

Mr. Smith stated that the silhouette is in the planning stages and he did not intend to have a flat roof. He noted that other additions have been built in the Country Hills area and disputed the idea that this addition would lower property values. He reported that it is not true that he has only three bedrooms.

Commissioner Browning questioned whether the silhouette, which shows only a very slight pitch to the roof, accurately represents the proposed project.

Mr. Smith indicated that his architect was not present to confirm the figures, but he believed the silhouette was accurate.

In response to Commissioner Browning's inquiry, Mr. Smith reported that building permits have not been obtained for the enclosed balconies, however, he will comply with the condition requiring that permits be obtained prior to the issuance of building permits for the new construction.

Mr. Majors maintained that the proposed addition is essentially a box tacked onto the rear of the house and while it may increase the value of the applicant's home, it would detract from the value of his home as evidenced by a letter submitted by real estate agent Chuck Chambers (supplemental material).

Commissioner Busch asked about other additions in the Country Hills area. Planning Manager Lodan reported that a variety of additions have been approved with FARs ranging from .56 to .60, but he did not have details available.

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

In response to Commissioner Horwich's inquiry, Deputy City Attorney Whitham confirmed that it was within the Commission's discretion to approve the project as proposed.

Commissioner Browning stated that there appears to be a number of unknowns about this project and he favored denying it without prejudice.

MOTION: Commissioner Browning moved to deny the project without prejudice, waiving all fees associated with the new application. The motion was seconded by Commissioner Busch and passed by a 4-2 roll call vote, with Commissioner Faulk and Chairperson Horwich dissenting (absent Commissioner Uchima).

Planning Manager Lodan suggested that the Commission consider continuing the hearing to allow the applicant a chance to revise the project rather than an outright denial.

MOTION: Commissioner Busch moved to reconsider the Commission's action on PRE06-00010. The motion was seconded Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Uchima).

MOTION: Commissioner Horwich moved to continue the hearing on PRE06-00010 to September 20, 2006. the motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Uchima).

Commissioner Busch suggested that the applicants ask their architect to attend the September 20 hearing.

Chairperson Faulk encouraged the applicants to work with neighbors to mitigate their concerns.

10C. PRE06-00015: MICHAEL LEE (KIM AND GEORGE PRECIADO)

Planning Commission consideration of a Precise Plan of Development to allow the construction of a new two-story, single-family residence with a semi-subterranean garage and an accessory structure on property located in the Hillside Overlay District in the R-1 Zone at 306 Calle Mayor.

Recommendation

Approval.

Planning Assistant Naughton introduced the request.

George Preciado, owner of the subject property, voiced his agreement with the recommended conditions of approval. He reported that he met with his neighbors to review the project and no one has expressed any objections.

Michael Lee, project architect, stated that he took great care to avoid impacting neighbors and noted that the FAR is substantially lower than the maximum allowed. He submitted computer renderings to show how the new house will sit relative to neighboring properties and pointed out how view corridors will be maintained.

Commissioner Bush complimented Mr. Lee on his presentation.

In response to Commissioner Horwich's inquiry, Mr. Preciado indicated that he had no objection to a condition prohibiting cooking facilities in the accessory building to be used as a gym.

Commissioner Browning commended the applicant for minimizing the impact on neighbors and keeping the FAR well under the maximum allowed. He proposed adding a condition requiring the silhouette to be removed within 30 days of the final public hearing.

Commissioner Gibson commented that she thought the project was an outstanding use of this difficult property.

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

MOTION: Commissioner Busch moved for the approval of PRE06-00015, as conditioned, including all findings of fact set forth by staff, with the following modifications:

Add

- That there shall be no cooking facilities in the accessory building.
- That the silhouette of the proposed structure shall be removed within 30 days of the final public hearing to the satisfaction of the Community Development Director.

The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Uchima).

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-097.

MOTION: Commissioner Gibson moved for the adoption of Planning Commission Resolution No. 06-097 as amended. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Uchima).

10D. PRE06-00018: STEVE AND JENNIFER GANALON

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 4910 Calle de Arboles.

Continued to September 6, 2006.

*

The Commission recessed from 7:55 p.m. to 8:05 p.m.

10E. VAL06-00001: BRONCO POPOVICH

Planning Commission consideration of a Validation Permit to allow the retention of a structure after substantial reconstruction has been completed without benefit of permit on property located in the R-2 Zone at 1007 Cota Avenue.

Recommendation

Denial.

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

Bronco Popovich, 1007 Cota Avenue, submitted an aerial photograph showing that the reconstructed accessory building has the exact same footprint as the original building and was not expanded as claimed in the staff report. Referring to photographs previously submitted, he explained that the reconstruction came about as a result of a mold problem, which was caused by water migrating from a neighbor's planter, and as he tried to correct the problem he found that he had opened up Pandora's Box because the entire structure was rotted and unstable. He noted that the only people affected by the project are his immediate neighbors, all of whom have submitted letters of support.

In response to Commissioner Horwich's inquiry, Deputy City Attorney Whitham confirmed that all four criteria must be met in order to grant a Validation Permit: 1) Issuance of the permit will not be materially detrimental to the public welfare or to the property of other persons in the vicinity; 2) It will not substantially interfere with the orderly development of the City; 3) The illegal construction did not result from a deliberate attempt to violate City laws; and 4) To remedy the illegality would cost an amount of money disproportionate to the public benefit which would result therefrom. She noted that the structure must also comply with all current Building and Safety Codes and expressed concerns about whether that would be possible.

Plans Examiner Noh advised that the building's north wall would have to be one-hour fire rated and the eaves would have to be cut back in order to meet current Building Codes.

Mr. Popovich expressed his willingness to do whatever is necessary to bring the structure into compliance with current Building Codes.

Commissioner Horwich indicated that he would support approval of the Validation Permit because he was willing to accept the applicant's word that the construction was not a deliberate attempt to violate City laws and he believed the other three criteria were met.

In response to Commissioner Browning's inquiry, Mr. Popovich provided clarification regarding the progression of the work.

Planning Manager Lodan explained that while the building was not demolished in the classic sense, it was clear to the Code Enforcement Officer that the structure has been almost entirely rebuilt even though the demolition may have occurred in stages.

In response to Commissioner Gibson's inquiry, Planning Manager Lodan reported that the initial complaint was received in July 2005 and the application for the Validation Permit was not received until July 2006 under threat of prosecution.

Commissioner Gibson expressed concerns about setting a precedent should the Validation Permit be approved.

With regard to the delay, Mr. Popovich explained that he had been corresponding with staff via e-mails trying to figure out the best solution and had to wait three months to get an appointment with Planning Manager Jane Isomoto. He reported that he has not done any further construction since he was told to stop and has only secured the building so animals could not get in.

Commissioner Busch questioned whether the Commission had the ability to approve the structure in its present location due to potential safety issues.

Planning Manager Lodan advised that the structure in its present location could be modified to meet current Building Codes, but it would not meet current Zoning standards, which require a greater setback from the property line and from the main structure.

Mr. Popovich related his understanding that in order to meet current Zoning standards, he would have to move the building three feet and cut off a portion of the back.

Commissioner Browning questioned whether Mr. Popovich intends to have a bathroom in the structure. Mr. Popovich explained that the original structure had a bathroom and he was hoping to retain it, however, he will eliminate it if the Commission prefers. He noted that the accessory structure was originally constructed in the 1920s along with the main house and it was not an illegal structure.

Rick Nawrocki, 2264 Sierra Street, explained that it was his planter that caused the water damage and confirmed that the structure has been slowly rebuilt in the same location.

Marie Michaud, 1003 Cota Avenue, stated that she is the one most affected by the structure in question and she supports its retention.

Chairperson Faulk stated that he believes the applicant simply improved an existing structure that was in extremely poor condition and he does not consider it to be new construction. He noted that there are many claptrap structures in this area, which are safety hazards, and this would have been one of them had the applicant not improved it. He voiced his opinion that all four criteria were met for the granting of the Validation Permit.

Commissioner Browning expressed doubts that a one-hour fire wall would be capable of stopping the spread of fire when this structure and the house to the north are less than a foot apart.

Fire Marshal Kazandjian advised that a one-hour fire wall is typically required when someone is upgrading a pre-existing structure and it would be unusual to require a two-hour fire wall. Referring to photographs showing termite damage, he suggested that a one-hour fire wall would be a significant improvement over prior conditions.

Planning Manager Lodan pointed out that the structure would have to be removed should the Validation Permit be denied.

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

MOTION: Chairperson Faulk moved for the approval of VAL06-00001. The motion was seconded by Commissioner Horwich and failed to pass as reflected in the following roll call vote:

AYES: Commissioner Horwich and Chairperson Faulk
NOES: Commissioners Browning, Busch and Gibson
ABSENT Commissioner Uchima

MOTION: Commissioner Gibson moved to deny VAL06-00001. The motion was seconded by Commissioner Browning and passed as reflected in the following roll call vote:

AYES: Commissioners Browning, Busch and Gibson
NOES: Commissioner Horwich and Chairperson Faulk
ABSENT Commissioner Uchima

Planning Assistant Naughton read aloud the number and title of Planning Commission Resolution No. 06-099.

MOTION: Commissioner Busch moved for the adoption of Planning Commission Resolution No. 06-099. The motion was seconded by Commissioner Browning and passed by a 4-1 roll call vote, with Chairperson Faulk dissenting (absent Commissioner Uchima).

Commissioner Horwich reminded the applicant of his right to appeal the Planning Commission's decision, and Chairperson Faulk noted that the appeal must be filed in the City Clerk's office within 15 days.

11. **RESOLUTIONS** – None.

12. **PUBLIC WORKSHOP ITEMS** – None.

13. **MISCELLANEOUS ITEMS**

13A. **EAS06-00002, MOD06-00003 (CUP04-00043, PRE04-00037, DYP04-00007), WAV06-00007: SUNRISE SENIOR LIVING (CHERYL VARGO/SUBTEC)**

Planning Manager Lodan reported that the applicant has requested that the Commission reconsider the proposed senior living project at a future meeting.

Roger Green, Development Officer for Sunrise Senior Living, explained that he had not expected the opposition from homeowners groups at the last meeting because he mistakenly believed that the proposed modifications would not be a problem as there was no opposition to the previously approved project. He asked that the Commission reconsider its decision to deny the modifications and grant a continuance instead to

allow the applicant an opportunity to work with neighbors to address their concerns and prepare exhibits to better demonstrate the height and mass of the building.

Cheryl Vargo, representing Sunrise Senior Living, requested that the matter be continued indefinitely so that issues raised at the previous hearing could be addressed. She noted that she contacted Patrick Furey, who represented the Torrance Coalition of Homeowners Associations at the previous meeting, and he indicated that he had no objection to a continuance and that she also contacted David Henseler, President of Country Hills Homeowners Association, who reported that his association was not interested in meeting with the applicant if the project remains in its present form.

David Henseler, representing Country Hills Homeowners Association, reported that he polled members and they are strongly opposed to anything larger than the project that was originally approved and they believe an Environmental Impact Report (EIR) is needed regardless of what is built on this site. He urged the Commission to deny the request for reconsideration.

Edward Antablin, Rancho Palos Verdes, stated that his parents, who have lived in Hollywood Riviera for 52 years, are very concerned about this project and called for the notification area to be expanded to include everyone within a one-mile radius of the project.

Hae Kim, Carolwood Lane, noted her agreement with Country Hills HOA's position.

Robert Thompson, Madrona Homeowners Association, contended that the City made a mistake by approving the project in the first place and urged the Commission not to make another mistake by approving the modifications.

Ed Strobel, representing Hillside Homeowners Association, expressed support for Country Hills HOA's position.

Ms. Vargo explained that the applicant would like an opportunity to provide additional information in order to ease concerns about the stability of the hillside and other issues that came up at the earlier hearing.

Commissioner Horwich stated that he thought it would be unfair to deny the applicant an opportunity to respond to objections and favored granting the request for reconsideration.

MOTION: Commissioner Horwich moved to reconsider the requested entitlements at a future meeting. The motion was seconded by Commissioner Gibson and passed by a 3-2 roll call vote, with Commissioners Browning and Busch dissenting (absent Commissioner Uchima).

13B. PLANNING COMMISSION DISCUSSION OF TELEVISIONING PLANNING COMMISSION MEETINGS

Planning Manager Lodan noted that the Commission had requested that this item be placed on the agenda after learning that Mayor Scotto had asked staff to look into the possibility of televising Planning Commission meetings.

Commissioner Browning stated that he was uncomfortable discussing this issue because the Commission has not been asked to provide input.

Chairperson Faulk stated that he feared that the Commission may be left out of the decision-making process and he thought it was important that commissioners have an opportunity to provide input on this issue.

Commissioner Gibson indicated that she was not in favor of televising Planning Commission meetings and had no interest in being on television.

Noting that he formerly served as Cable Administrator in another city, Chairperson Faulk reported that he could think of only one “pro” for televising Planning Commission meetings – making Planning Commission meetings more accessible to the general public – but could think of several “cons.” He expressed concerns that televising meetings could politicize the Commission and create a platform for commissioners with political aspirations, making it even more of a stepping stone to the City Council than it already is. He stated that he also felt it was an unnecessary expense and that it could be a distraction and cause people to behave differently. He related his experience that there is a very limited audience for Planning Commission meetings, as opposed to City Council meetings, which address broader and more varied issues and generate more interest.

Commissioner Busch noted that General Plan Workshops have generated a great deal of community interest and while Planning Commission meetings may focus on individual projects, these projects can affect an entire neighborhood. He reported that a Google search of “televised planning commission meetings” revealed that it is a widespread practice and voiced his opinion that public access is very important.

Commissioner Gibson noted her agreement with Chairperson Faulk’s comments.

Planning Manager Lodan clarified that the City has a policy of not televising workshops because they are usually not held on regularly scheduled meeting nights and they are sometimes held in venues other than Council Chambers.

14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

Planning Manager Lodan reported that at the August 15 City Council meeting, the Council approved a new mandatory commissioner training program that must be completed before someone may apply for appointment to any commission. He noted that the current vacancy on the Planning Commission will not be filled until January.

15. LIST OF TENTATIVE PLANNING COMMISSION CASES

Planning Manager Lodan reviewed the agenda for the September 6, 2006 Planning Commission meeting.

16. ORAL COMMUNICATIONS

16A. Linda England, 2536 227th Street, reported that she recently learned about Burbank Senior Citizens Artists’ Colony, a senior community that offers art classes and

workshops and subsequently visited the development and picked up information packets for each commissioner because she believes this is a very exciting concept. She questioned whether the Commission would consider hearing a presentation from the development company and non-profit organization involved as they have expressed an interest in building such a development in Torrance. She noted that she has no affiliation with either party and was bringing this item forward only as an interested resident.

16B. Hae Kim, Carolwood Lane, expressed frustration that she has not been able to obtain a building permit for her addition due to hillside repairs.

Chairperson Faulk suggested that Ms. Kim discuss the situation with staff after the meeting.

16C. Jackie Decker, Carlow Road, reported that she recently discovered that a project under construction was taller than the approved height and she was concerned that the developer would have gotten away with it had she not noticed.

Commissioner Browning expressed confidence that the building inspector would have noticed this error at some point during the construction process.

Planning Manager Lodan advised that the height of projects in the Hillside Overlay Area must be certified prior to the framing and roof-sheathing inspection so the error would not have gone unnoticed.

16D. David Henseler, Singingwood Drive, expressed disappointment that the Commission approved the request for reconsideration of the Sunrise Senior Living project, suggesting that outside developers appear to have more clout than residents.

16E. John Rische, Carlow Road, voiced support for the televising of Planning Commission meetings, explaining that the Daily Breeze has a policy of not covering Planning Commission meetings and televising them would allow residents to be better informed about what's happening in Torrance. He expressed concerns about the City's liability should the Sunrise Senior Living project be approved and a landslide occurs on Butcher Hill.

16F. Commissioner Busch noted that there was some discussion about senior apartments at last night's City Council meeting and suggested that Ms. England might want to send information about the Burbank Senior Artists' Colony to the City Council or bring it up under "Orals."

16G. Commissioner Busch reported that the City Council also instituted a new policy of allowing orals at the beginning of the meeting and suggested that the Commission might want to consider adopting the same policy so that people won't have to sit through lengthy meetings waiting to address the Commission. He related his understanding that it is no longer necessary to vote on the posting of the agenda.

16H. Commissioner Gibson congratulated former Planning Commissioner Gene Drevno who was recently appointed to the City Council and suggested that staff arrange a going-away party.

16I. Commissioner Browning requested a copy of the Notice of Public Hearing sent to property owners in the notification area because there seems to be some confusion about the proper procedure for filing an objection to a project.

16J. Commissioner Browning noted that commissioners have been receiving information about Planning conferences/seminars and questioned whether they would have an opportunity to attend any of them.

Planning Manager Lodan recommended that commissioners contact staff if they see something of interest and they will look into the availability of funding. He reported that the newest Planning Commissioners are usually invited to attend the Planners Institute Conference in late March, but the deadline was missed last year.

Chairperson Faulk noted that commissioners used to receive notice of local meetings of the APA, and Planning Manager Lodan offered to look into this.

16K. Chairperson Faulk requested an excused absence from the September 6 meeting.

Commissioner Horwich, seconded by Commissioner Gibson, so moved; voice vote reflected unanimous approval.

16L. Commenting on Agenda Item 10B, Commissioner Horwich doubted that the addition could ever be built due to the instability of the hillside.

16M. Referring to recent cases involving soil issues, Planning Manager Lodan advised that commissioners are not expected to be experts in such matters; that staff reviews the technical aspects of a project and commissioners should feel comfortable relying on their expertise; and that commissioners should focus on the land use aspects of a project.

16N. Planning Manager Lodan reported that Planning Associate Crecy has announced his retirement and Planning Assistant Naughton has accepted a position in Daly City and it might become necessary to cancel a Commission meeting in November due to staffing levels.

Chairperson Faulk commended Planning Assistant Naughton for doing an outstanding job and wished her well in her new position.

17. ADJOURNMENT

At 11:05 p.m., the meeting was adjourned to Wednesday, September 6, 2006, at 7:00 p.m.

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