

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

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:03 p.m. on Wednesday, September 20, 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, Gibson, Horwich, Uchima and Chairperson Faulk.

Absent: None.

Also Present: Planning Manager Lodan, Planning Associate Santana, Sr. Planning Associate Chun, Planning Associate Joe, Plans Examiner Noh, Associate Civil Engineer Symons, Fire Marshal Kazandjian and Deputy City Attorney Whitham.

**4. REPORT ON POSTING OF THE AGENDA**

Planning Manager Lodan confirmed that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on 9/14/06.

**5. APPROVAL OF MINUTES**

**MOTION:** Commissioner Busch moved for the approval of the August 2, 2006 Planning Commission minutes as submitted. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote, with Commissioner Horwich abstaining.

**MOTION:** Commissioner Busch moved for the approval of the August 16, 2006 Planning Commission minutes as submitted. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote, with Commissioner Uchima abstaining.

**6. REQUESTS FOR POSTPONEMENT**

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

**MOTION:** Commissioner Gibson moved to continue Item 8A indefinitely. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

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

**7. TIME EXTENSIONS**

**7A. MIS06-00237: BOETTCHER ENGINEERING**

Planning Commission consideration of a Time Extension of a previously approved Tentative Tract Map (TTM61575) for condominium purposes on property located in the R-1 Zone at 2253 241<sup>st</sup> Street and in the City of Lomita.

**Recommendation**

Approval.

Planning Associate Santana introduced the request.

Fred Boettcher, representing the applicant, reported that building plans have been approved and the project is moving forward, however, delays involving L.A. County have necessitated a time extension for the Tentative Tract Map.

Commissioner Busch questioned whether the City of Torrance would receive property tax revenue from this development since all the structures are located in the City of Lomita.

Planning Manager Lodan related his understanding that the City would receive a portion of property taxes based on the common area located in Torrance.

**MOTION:** Commissioner Busch moved for the approval of MIS06-00237, as conditioned, including all the findings of fact set forth by staff. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote.

Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 06-105.

**MOTION:** Commissioner Gibson moved for the adoption of Planning Commission Resolution No. 06-105. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote.

**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 indefinitely.

**8B. CUP06-00009, TTM61985R: MICHAEL MULLIGAN DEVELOPMENT  
(MICHAEL BIHN)**

Planning Commission consideration of a Conditional Use Permit to allow the construction of a mixed-use development consisting of seven condominium units and approximately 2,000 square feet of commercial space and a Vesting Tentative Tract Map for condominium purposes on property located in the Downtown Redevelopment Project Area Commercial Sector at 1620 Gramercy Avenue.

**Recommendation**

Approval.

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

Michael Bihn, representing Michael Mulligan Development, voiced his agreement with the recommended conditions of approval. He briefly reviewed changes made to the project in response to concerns discussed at the July 19, 2006 meeting, including eliminating the connection between the residential and commercial space, decreasing the number and enlarging the commercial spaces, and modifying the façade to resemble Irving Gill buildings in the area.

Commissioner Browning noted an error in the plans concerning an archway that was not centered over a doorway, and Mr. Bihn confirmed that this error would be corrected.

Debbie Hays read a letter on behalf of Janet Payne, 1318 Engracia Avenue, in which she stated that while it was not a perfect design, she believes the project is workable; that it addresses her concerns about maintaining commercial space on the first level and including Irving Gill-type elements in the architectural design; and that she felt the revised plans reflect a willingness to cooperate and compromise.

Don Barnard, President of Save Historic Old Torrance (SHOT), stated that he was disappointed in the revised plans because the first level commercial space does not resemble storefronts in the area and the project's overall appearance is that of a condominium complex. He expressed concerns that the commercial component of the downtown area will be destroyed if residential developments are allowed to become dominant. He noted that the developer did not share the plans with SHOT even though he was directed by the Commission to do so. He urged the Commission to send the plans back to the drawing board.

Bonnie Mae Barnard, Save Historic Old Torrance, expressed concerns about the erosion of the business district in the downtown area, noting that the proposed project replaces 3,653 square feet of commercial space with 1,962 square feet. She noted that the owner of The Crest (1625 Cabrillo Avenue) submitted a letter indicating

that he was very concerned about having residences immediately adjacent to his business. She suggested as an alternative, that the existing chalet-style storefront could be remodeled and expanded. She contended that the California Environmental Quality Act requires that an Environmental Impact Report be prepared before the project is considered because it is located in a historic area as evidenced by a letter previously submitted by a recognized expert in historical preservation.

In response to Commissioner Browning's inquiry, Planning Manager Lodan confirmed that this was the third time this project has been considered by the Commission.

Commissioner Horwich questioned whether it was typical of the area to have mixed-use developments with commercial space on the ground floor and residences above.

Sr. Planning Associate Chun advised that the area started out with commercial uses on the ground level and residences above, however, some of the buildings have been converted to all commercial use.

Commissioner Horwich stated that he believed the applicant had addressed concerns about the previous project, including the potential that the commercial space would be used for storage, and that he agreed with Ms. Payne that it's not a perfect plan, but it's workable.

Commissioner Busch asked about the possibility of changing the façade so it would look more like storefronts in the area.

Sr. Planning Associate Chun explained that different standards were in effect at the time these buildings were constructed, which included no parking or setback requirements, and this type of building would not be allowed under current standards.

Commissioner Busch asked about the vacancy factor, and Sr. Planning Associate Chun reported that there is a lot of turnover of businesses in this particular area.

Commissioner Busch noted that William Fitzgerald, the owner of The Crest, had requested in his letter that a condition be included requiring all condominium owners and occupants to sign a waiver acknowledging the rights of The Crest to have live music and entertainment.

Deputy City Attorney Whitham advised that she would not recommend imposing a condition requiring residents to waive their future rights, but noted that it is a common practice to include language in the purchase agreement and/or CC&Rs disclosing that there is a business with live music in close proximity.

Commissioner Busch asked about Mr. Fitzgerald's request that a sound wall be constructed along the property line between the condominium complex and The Crest.

Sr. Planning Associate Chun advised that building a sound wall would probably not be feasible, however, the applicant will be required to mitigate noise from surrounding businesses.

Planning Associate Kevin Joe noted that a condition was included (No. 19) requiring that an acoustical study be provided and mitigation measures implemented, including double-paned windows, solid doors, and insulation, to address potential noise impacts.

Commissioner Browning stated that he believed the applicant had done his best to address concerns about the project and while it may not be perfect, he was willing to support it.

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

**MOTION:** Commissioner Horwich moved for the approval of CUP06-00009 and TTM61985R, as conditioned, including all findings set forth by staff. The motion was seconded by Commissioner Browning and passed by a 5-1 roll call vote, with Commissioner Gibson dissenting.

Planning Associate Santana read aloud the number and title of Planning Commission Resolution Nos. 06-084 and 06-085.

**MOTION:** Commissioner Browning moved for the adoption of Planning Commission Resolution Nos. 06-084 and 06-085. The motion was seconded by Commissioner Uchima and passed by a 5-1 roll call vote, with Commissioner Gibson dissenting.

**8C. PRE05-00052: TOMARO ARCHITECTURE (FARENTINOS)**

Planning Commission consideration of a Precise Plan of Development to allow the construction of a new two-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 515 Monte D'Oro.

**Recommendation**

Approval.

Planning Associate Santana introduced the request.

Louie Tomaro, project architect, reviewed changes made to the project in response to neighbors' concerns, including eliminating approximately 1,000 square feet from the second story and shifting it forward; increasing lot coverage on the first floor; lowering the front portion into grade to create a split-level design; decreasing the second-floor plate height to 8 feet; and eliminating two chimneys. He acknowledged that some neighbors remain opposed to the project and suggested the possibility of adding landscaping or a property line fence to address privacy concerns of the neighbor at 511 Monte D'Oro.

John Johnson, 519 Monte D'Oro, conceded that significant changes have been made to the plans, but contended that the original design was preposterous. He voiced objections to the proposed project, maintaining that it would take away his ocean and city-light view and darken his home. He submitted photographs to illustrate, noting that two of them show the previous silhouette. He reported that the applicants installed a

large pool and fireplace in their rear yard approximately three years ago and suggested that this was a calculated move to reduce the area available to expand the home's footprint. He related his understanding that neighbors on all three sides are strongly opposed to the project. He stated that the new staff report, which characterizes the affected view as mainly trees and sky, is inconsistent with the June 21, 2006 staff report, which acknowledged the distant ocean, mountain and city views from his residence.

In response to Chairperson Fauk's inquiry, Mr. Johnson reported that the affected view is from his master bedroom, but noted that he or a future owner may decide to reconfigure the layout to take advantage of the view so he would be losing both an existing and a potential view.

Jim Larkin, 118 Via Pasqual, expressed concerns that should the proposed project be approved, it would encourage others to build enormous two-story homes and voiced his opinion that homes should be limited to a single-story if there are any objections from neighbors in order to protect the integrity of the Hillside Overlay Ordinance.

Tom Moulding, 214 Via La Soledad, voiced objections to the proposed second story, contending that it would increase the applicants' property value at the expense of his. He explained that a tree on the subject property currently blocks most of his city view; that the proposed project would take away the remaining view; and that the applicants intend to cut the tree down and capture a view of the city and mountains from their new second story that used to be his.

Suzanne Herschenhorn, 511 Via Monte D'Oro, reported that she still objects to the project because it would block light from her home and intrude on her privacy, noting that she detailed her concerns in her letter dated September 14 (of record). She noted that she is a professor at El Camino College and has had to miss class to attend this meeting and commented on the stress this project has caused her. She stated that the Farentinos purchased a modest-sized home and if it was not large enough, they had the option of expanding into their huge backyard but chose instead to build a very grand pool area. She expressed concerns about "mansionization."

Commissioner Browning stated that he did not believe it was productive to discuss the improvements in the rear yard, which the applicants had every right to make. With regard to concerns about mansionization, he noted that the project complies with all City codes and is well within guidelines for Floor Area Ratio and lot coverage. He suggested that the conflict between the existing staff report and the prior report concerning the impact on Mr. Johnson's view may be due to the new silhouette. He questioned what appeared to be a photograph of the old silhouette submitted by Mr. Johnson.

Mr. Johnson stated that he thought he had made it clear that he was submitting photographs of the prior silhouette and had noted it on the back of the photos. He explained that he submitted the photos because they show his ocean view.

Commissioner Browning noted that there was no writing on the back of the photo he was given and explained that he was only questioning the date the photo was taken and was not questioning Mr. Johnson's integrity.

At Dr. Herschenhorn's request, Chairman Faulk reviewed the procedure for filing an appeal.

Returning to the podium, Mr. Tomaro reported that this has been a very difficult project because many people look down on the property. He explained the pool area has not restricted the project's first-floor footprint as the lot coverage of 37% is very close to the maximum allowed, which is 40%, and pointed out that the second story was recessed on every side to minimize the impact. He expressed the hope that commissioners would recognize that the project does not have as much impact as neighbors have represented.

Dr. Herschenhorn stated that the neighbors most impacted by the project are all opposed to it and in a democracy, the majority rules.

Mr. Larkin reiterated his opinion that the project is a monstrosity despite the revisions.

Referring to Mr. Larkin's earlier comments about damaging the integrity of the Hillside Ordinance, Chairperson Faulk noted that the Commission considers each case on an individual basis and the Hillside Ordinance was designed to have flexibility because each case is unique.

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

Commissioner Bush asked staff to comment on the statement in the staff report that views of sky and trees have historically been considered not to be protected by the Hillside Ordinance.

Deputy City Attorney Whitham advised that the Hillside Ordinance does not distinguish between types of views, however, the Commission and the City Council have had a pattern and practice of giving more weight to ocean, mountain and city-light views recognizing that the ordinance was put in place to protect the exceptional views in the Hillside area and not views of sky and greenery typical throughout the rest of the City. She noted that it was within each commissioner's discretion to determine the amount of protection a view should be afforded.

Commissioner Busch asked if the Hillside Ordinance makes a distinction between views from primary living areas versus views from master bedrooms.

Deputy City Attorney Whitham advised that the Hillside Ordinance also makes no distinction with regard to the area from which a view is observed, and commissioners must decide how much protection is warranted. She noted that there has been a practice of affording more protection to views enjoyed from primary living areas, as opposed to a view from a small window in a bathroom.

Commissioner Horwich stated that while progress has been made, he was not ready to approve the project and favored a continuance to allow for additional revisions. He noted that the staff report mentions potential impacts to distant ocean, mountain and city views and indicated that he also observed potential view impacts that could be significant in clear weather.

Commissioner Uchima reported that he visited Dr. Moulding's residence over the weekend and observed that the proposed second story would completely obliterate his remaining city view. He suggested that the applicant consider incorporating subterranean elements to lower the two-story portion of the residence.

Commissioner Busch stated that he could not support the project as proposed because he believes it violates the Hillside Ordinance, but would consider granting a continuance if the applicant would like to revise it.

Commissioner Browning questioned whether any second story would be acceptable given the reductions that have already been made.

Chairperson Faulk indicated that he had no intention of restricting projects in the area to a single story, but thought there might be a possibility of opening up view corridors.

Commissioner Horwich stated that he could not design the project, but would be willing to look at any improvement.

The public hearing was reopened to allow Mr. Tomaro to comment.

Mr. Tomaro expressed his willingness to make revisions but requested direction from the Commission. He discussed the possibility of lowering the front portion further into the grade, noting that the garage is already subterranean.

Referring to the renderings, Commissioner Uchima pointed out that the garage does not appear to be subterranean, and Mr. Tomaro clarified that the garage is one foot below grade at the rear.

Commissioner Uchima encouraged Mr. Tomaro to consider a true subterranean design, noting that such designs are common in the Riviera area.

Commissioner Bush asked staff to comment on revisions.

Planning Manager Lodan stated that shifting the second story toward the rear of the property may improve views for the property to the south, but may adversely impact other properties. He noted that staff originally recommended that the second story be more centered with Mr. Johnson's second bedroom, which is already significantly impacted by the roofline of the existing structure. He reported that he visited Dr. Moulding's residence and did not recall a significant view impact.

In response to Commissioner Browning's inquiry, Mr. Tomaro confirmed that the structure could be lowered 12 inches by reducing first-floor plate heights from 9 feet to 8 feet.

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

Commissioner Browning questioned whether commissioners thought a 12-inch height reduction would be adequate.

Commissioner Horwich stated that he was not prepared to give a number and would like the architect to do the best he can to mitigate the impact on the various view corridors. He asked that the project be re-silhouetted to reflect the revisions.

Commissioner Gibson indicated that she would also like to hear from those affected before making a determination.

**MOTION:** Commissioner Bush moved to continue the hearing indefinitely. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote.

Planning Manager Lodan noted that the silhouette would be modified and the hearing would be re-advertised after the plans have been revised.

The Commission recessed from 8:50 p.m. to 9:02 p.m.

9. **WAIVERS** – None.

10. **FORMAL HEARINGS**

10A. **DIV06-00012: SCOTT WILSON**

Planning Commission consideration of a Division of Lot to allow the creation of a flag lot parcel map containing two lots on property located in the R-1 Zone at 2344 239<sup>th</sup> Street.

**Recommendation**

Approval.

Planning Associate Santana introduced the request.

Scott Wilson, 2344 239<sup>th</sup> Street, voiced his agreement with the recommended conditions of approval.

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

**MOTION:** Commissioner Busch moved for the approval of DIV06-00012, as conditioned, including all findings set forth by staff. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 06-106.

**MOTION:** Commissioner Browning moved for the adoption of Planning Commission Resolution No. 06-106. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

**10B. PRE06-00025, WAV06-00016: OLYMPIA GREER (SANDRA AND GUY RUCKDASCHEL)**

Planning Commission consideration of a Precise Plan of Development to allow the construction of a new one-story, single-family residence with a semi-subterranean garage in conjunction with a Waiver to allow a reduction in the side yard setback requirements on property located within the Hillside Overlay District in the R-1 Zone at 149 Via La Soledad.

**Recommendation**

Approval.

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

Olympia Greer, project architect, reported that she has worked diligently with staff and neighbors over the past four months to come up with a design that satisfies her clients' needs and preserves the view, light, air and privacy of surrounding neighbors. She noted that the project has undergone two revisions and different colored flags were used to show modifications. She stated that she believed the project as revised has opened up all existing view corridors, particularly for the resident to the east whose finished floor level is the same as the proposed ridge height. She voiced her agreement with the recommended conditions of approval.

Guy Ruckdaschel, 149 Via La Soledad, applicant, stated that his parents bought the subject house in 1955; that he and his wife have lived there for 13 years; and that it is in dire need of remodeling. He reported that he has kept his neighbors informed about the project since its inception and has made every effort to design a project that will cause the least intrusion on his neighbors.

Sandra Ruckdaschel, 149 Via La Soledad, applicant, reported that the design was specifically selected with neighbors in mind and related her belief that improving the neighborhood was the only significant impact the project would have.

Rick Dobson, 131 Via La Soledad, stated that he was surprised by the petition in opposition to the project because it appears to have very little view impact and questioned whether all those who signed the petition either misunderstood the silhouette or were influenced by the neighbor at 525 Via Los Miradores.

Michael Lampasi, 525 Via Los Miradores, reported that he invited all of his neighbors to view the project's impact from his home and several insisted on doing so before signing the petition. He stated that he brought his home because of its spectacular view, which would be drastically impacted by the proposed project. He suggested that the project could be reduced in height by decreasing the 9-foot plate height of the garage; lowering it further into the ground; and changing the pitch of the roof from 3 in 12 to 2 in 12, and requested clarification of the location of the chimney as it could further diminish his view. He urged the Commission not to approve the project without additional modifications to mitigate the impact on his view.

Commissioner Busch noted that the staff report recommends that the applicant explore the possibility of reducing plate heights, altering the roof pitch or grading the proposed garage level further into the slope to achieve an additional one-foot reduction in the project's overall height in order to mitigate the impact on Mr. Lampasi's view.

Ms. Greer reported that after receiving the staff report, she prepared a revised roof plan which accomplishes the one-foot reduction in height by breaking the roof into smaller segments and submitted copies of the revised plan. She stated that the views from all living areas in Mr. Lampasi's home have been preserved even though part of his home encroaches on the Ruckdaschels' property. She noted that because the ridge height is the same as Mr. Lampasi's finished floor level, the view will be the same as if standing on her clients' roof, and offered to limit the height of the chimney to the height of the ridgeline. She pointed out that many of the people who signed the petition in opposition to the project are not affected by it or may have misunderstood the silhouette.

In response to Commissioner Browning's inquiry, Ms. Greer confirmed that the 9-foot plate height in the garage is necessary to allow for the header due to the slope of the driveway.

Commissioner Browning related his observation that none of the 20 people who signed the petition in opposition to the project would be adversely impacted by it, noting that 10 cannot see the silhouette and 8 are below it.

Commissioner Gibson asked about the statement in the staff report that portions of the living and patio areas at 525 Via Los Miradores appear to be on 149 Via La Soledad's property according to a survey submitted by the applicant.

Planning Manager Lodan advised that this was included in the staff report for information purposes only and has no bearing on this project. He noted, however, that portions of the residence at 525 Los Miradores do not meet setback requirements and this would have to be corrected if the residence is remodeled.

Ms. Greer explained that this encroachment was brought to staff's attention because she felt that this should be taken into account if there is an adverse impact on the view from living areas that encroach on her clients' property.

Commissioner Busch questioned whether the revised roof plan achieves the one-foot reduction recommended by staff.

Planning Manager Lodan advised that Condition No. 3 requires that the entire structure be reduced by one foot and there are a few areas in the revised roof plan that remain as proposed. He clarified that while the architect has offered to limit the height of the chimney, it is not required because one minimum sized chimney is allowed by right.

Mr. Lampasi related his understanding that there was a land swap at some point that allowed the encroachment on the subject property.

Chairperson Faulk explained that the encroachment issue was not within the Commission's purview.

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

Commissioner Browning voiced support for the project, as conditioned, including the condition requiring a one-foot reduction in the height of the entire structure.

**MOTION:** Commissioner Browning moved for the approval of PRE06-00025 and WAV06-00016, as conditioned, including all findings set forth by staff. The motion was seconded by Commissioner Horwich and passed by a 5-1 roll call vote, with Commissioner Busch dissenting.

Planning Associate Santana read aloud the number and title of Planning Commission Resolution Nos. 06-107 and 06-108.

**MOTION:** Commissioner Browning moved for the adoption of Planning Commission Resolution Nos. 06-107 and 06-108. The motion was seconded by Commissioner Horwich and passed by a 5-1 roll call vote with Commissioner Busch dissenting.

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 City Council, acting as the Redevelopment Agency, approved modifications to the Skypark Development, including removal of the perimeter berm, changes to the landscaping, and reconfiguration of the parking, at the September 12 Council meeting.

Chairperson Faulk questioned why the Planning Commission did not have an opportunity to review the modifications, and Planning Manager Lodan reported that the applicant asked to go directly to the Redevelopment Agency, which is the ultimate authority in this case.

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

Planning Manager Lodan reviewed the agenda for the Planning Commission meeting of October 4, 2006.

16. **ORAL COMMUNICATIONS**

**16A.** Commissioner Busch commended Planning Manager Lodan for his ability to respond to questions and provide a quick analysis when new information is submitted at Commission meetings,

**16B.** Commissioner Gibson congratulated Police Chief Jim Herren and Parks & Recreation employee Gary Schmidt on their recent retirement and expressed condolences to former Mayor Dan Walker on the death of his wife.

**16C.** Commissioner Browning commended Planning Manager Lodan and his staff for doing a great job.

**16D.** Commissioner Browning asked about demolition and soil removal taking place on the Sunrise Senior Living site.

Fire Marshal Kazandjian reported that the site was undergoing soil remediation.

Commissioner Browning recalled that there are regulations concerning the transport of contaminated soil near schools and requested confirmation that regulations were being followed.

Fire Marshal Kazandjian agreed to follow up on this matter.

**16E.** Chairperson Faulk thanked commissioners for the card they sent after his mother broke her pelvis.

**16F.** In response to Chairperson Faulk's inquiry, Planning Manager Lodan reported that the market at Crenshaw and Torrance Boulevard was undergoing renovations in preparation for a new tenant, a Korean market.

**17. ADJOURNMENT**

At 9:55 p.m., the meeting was adjourned to Wednesday, October 4, 2006, at 7:00 p.m.

Approved as Submitted October 18, 2006 s/ Sue Herbers, City Clerk
---