

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

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 6:02 p.m. on Wednesday, October 17, 2007, in the Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Deputy City Attorney Heather Whitham.

3. ROLL CALL

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

*arrived at 6:50 p.m.

**arrived at 6:52 p.m.

Absent: Commissioner Uchima (excused).

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

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on October 11, 2007.

5. APPROVAL OF MINUTES – September 19, 2007

MOTION: Commissioner Weideman moved for the approval of the September 19, 2007 Planning Commission minutes as submitted. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote (absent Commissioners Faulk, Gibson and Uchima).

6. REQUESTS FOR POSTPONEMENT

Planning Manager Lodan relayed the applicant's request to continue Agenda Item 9A (PRE07-00018: Tomaro Architecture/Hoffman) to November 7, 2007.

MOTION: Commissioner Browning moved to continue Agenda Item 9A to November 7, 2007. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioners Faulk, Gibson and Uchima).

7. ORAL COMMUNICATIONS #1

7A. Referring to the September 5, 2007 Planning Commission minutes, Bob Hoffman wanted to clarify that contrary to Jim Delurgio's remarks at that meeting, he did not agree to support Mr. Delurgio's project at 209 Via El Toro in exchange for Mr. Delurgio's support of his project.

Chairperson Busch recalled that he told Mr. Delurgio at the time that his comments were inappropriate.

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

8. TIME EXTENSIONS

8A. MIS07-00287: DAVID CREAL AND SEAN CASEY

Planning Commission consideration for approval of a one-year time extension of a previously approved Division of Lot (DIV05-00018) for condominium purposes on property located in the R-2 Zone at 24215 Ocean Avenue.

Recommendation

Approval.

Planning Associate Hurd-Ravich introduced the request.

David Creal, applicant, voiced his agreement with the recommended conditions of approval.

MOTION: Commissioner Browning moved for the approval of MIS07-00287, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioners Faulk, Gibson and Uchima).

Planning Associate Hurd-Ravich read aloud the number and title of Planning Commission Resolution No. 07-117.

MOTION: Commissioner Browning moved for the adoption of Planning Commission Resolution No. 07-117. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioners Faulk, Gibson and Uchima).

8B. MIS07-00288: RUDY F. ROCCO (1627 GREENWOOD, LLC)

Planning Commission consideration for approval of a one-year time extension of a previously approved Division of Lot (DIV05-00012) for condominium purposes on property located in the R-2 Zone at 1627 Greenwood Avenue.

Recommendation

Approval.

Planning Associate Hurd-Ravich introduced the request.

Rudy Rocco, applicant, voiced his agreement with the recommended conditions of approval.

MOTION: Commissioner Horwich moved for the approval of MIS07-00288, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote (absent Commissioners Faulk, Gibson and Uchima).

Planning Associate Hurd-Ravich read aloud the number and title of Planning Commission Resolution No. 07-118.

MOTION: Commissioner Horwich moved for the adoption of Planning Commission Resolution No. 07-118. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote (absent Commissioners Faulk, Gibson and Uchima).

9. CONTINUED HEARINGS

9A. PRE07-00018: TOMARO ARCHITECTURE (BOB AND PAT HOFFMAN)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new one-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla.

Item was continued to November 7, 2007.

10. WAIVERS

10A. WAV07-00016: VICTOR OTTEN, TURTANICH-MICHEL, LLP

Planning Commission consideration for approval of a Waiver to allow a fence six feet high along the front (south), east and west side property lines on property located within the Hillside Overlay District in the R-1 Zone on Via Linda Vista.

Recommendation

Approval.

Planning Associate Hurd-Ravich introduced the request. She noted that staff would not be using the name of the property owner or the address of the property because the owner is a public official who does not want this information to be made part of the public record and requested that anyone speaking on this matter follow the same protocol.

Victor Otten, Turtanich-Michel LLP, legal counsel for the property owner, voiced his agreement with the recommended conditions of approval.

In response to Commissioner Horwich's inquiry, Mr. Otten reported that the existing fence has a swinging gate, which will be replaced by a sliding gate when the new fence is constructed.

Responding to Commissioner Browning's inquiry, Planning Manager Lodan confirmed that there would be adequate space to park a vehicle in the driveway when the new fence is installed.

Commissioner Browning recommended that the railing in the wrought iron fence be spaced no more than 4 inches apart for safety purposes; Mr. Otten indicated that he had no objections to making this a requirement.

Commissioner Weideman noted for the record that the existing gate and fence built on City property will be removed.

Jim Harrigan, 436 Calle Miramar, stated that he has been waiting almost five years for this matter to be resolved and requested nine and a half minutes to read a prepared statement.

Chairperson Busch asked that Mr. Harrigan confine his remarks to the Waiver being considered and avoid recounting past events that are not relevant to the case. He set a time limit of five minutes.

Mr. Harrigan stated that he was representing the Hillside Residents Association, which has 300 members, and they object to the unnecessarily high wrought iron fence/brick wall. He reported that the property owner built the existing illegally high fence that encroaches on City property thinking that no one would make him tear it down; that he claimed that he was unaware of the law when the illegal fence was discovered; and that he subsequently attempted to justify the illegality by claiming the fence was necessary for security purposes after that tactic didn't work.

Chairperson Busch cautioned that personal comments about the people involved were not helpful to the decision-making process.

Mr. Harrigan explained that he was trying to make the point that statements in the application were disingenuous. He stated that the property owner has claimed that his home was recently vandalized but no documentation has been submitted in support of this claim and questioned why the existing illegally high fence was not effective in stopping the intruders. He reported that he spoke with the law enforcement officer who said he recommended the high fence for security purposes, however, this officer was unable to say when he made the recommendation and could produce no documentation regarding when he visited the site. He related his belief that this property owner, as a public official, was seeking preferential treatment and that law enforcement officers were backing his claims in an attempt to ingratiate themselves with someone they work with on a daily basis. He maintained that the overly high fence was isolating and detracts from the neighborhood and that approving the Waiver it would set a bad precedent.

Mr. Otten stated that he disagreed with Mr. Harrigan's remarks, but understood that this was not an appropriate forum to debate him.

In response to Commissioner Weideman's inquiry, Mr. Otten confirmed that the property owner has received occupation-related threats as stated in the application to explain why denial of the application would result in unnecessary hardship.

Commissioner Browning wanted to make clear that he has never been asked to give anybody preferential treatment nor has any other commissioner ever tried to influence his vote. He reported that he observed other residences in the area with similar fences and related his belief that there is an obligation to protect public officials by whatever means possible.

Referring to Mr. Harrigan's opposition, Chairperson Busch questioned the statement in the application that neighbors in the immediate vicinity do not object to the fence. Mr. Otten explained that Mr. Harrigan does not live in the immediate vicinity.

MOTION: Commissioner Browning moved for the approval of WAV07-00016, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Weideman and discussion briefly continued.

Commissioner Horwich stated that he did not feel qualified to decide this case due to conflicting bits of information in the agenda packet, therefore, he would abstain from voting on the motion. He explained that he did not believe the fence would be detrimental, but was concerned about the property owner's failure to obtain building permits and thought the homeowners' representative had presented compelling arguments regarding the claim of preferential treatment.

Chairperson Busch called for a vote on the motion, and the motion passed by unanimous roll call vote, with Commissioner Horwich abstaining (absent Commissioners Faulk, Gibson and Uchima).

Commissioner Weideman noted that he voted for the Waiver predicated on the hardship aspect of the application and nothing else.

Planning Associate Hurd-Ravich read aloud the number and title of Planning Commission Resolution No. 07-116.

MOTION: Commissioner Browning moved for the adoption of Planning Commission Resolution No. 07-116. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote, with Commissioner Horwich abstaining (absent Commissioners Faulk, Gibson and Uchima).

11. FORMAL HEARINGS

11A. PRE07-00016: LYNETTE FINLEY

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story, single-family residence located within the Hillside Overlay District in the R-1 Zone at 5144 Zakon Road.

Recommendation

Planning Associate Hurd-Ravich introduced the request.

Gary Lane, project designer, voiced his agreement with the recommended conditions of approval.

Chairperson Busch noted that in order to exceed an FAR of 0.50, an applicant must demonstrate that being restricted to that limit would constitute an unreasonable hardship.

Mr. Lane explained that the property has a severe slope and the house was designed to maintain the backyard and provide the square footage his clients requested. He stated that Planning staff had informed him that some of the square footage could be deducted bringing the FAR down to 0.58 instead of 0.60.

(Commissioner Faulk and Commissioner Gibson arrived at this time.)

Commissioner Browning related his observation that the silhouette of the project looks massive from the street below and asked about the possibility of reducing plate heights and/or lowering the project into the grade. He stated that he also observed that the project would intrude on the privacy of homes to the rear.

Mr. Lane reported that a three-foot reduction could be achieved by reducing plate heights, but the project could not be lowered into the grade because of drainage issues, which have already caused a serious mold and mildew problem. Conceding that the silhouette is very visible from below and can be seen from as far away as South High, he explained that it looks more imposing because it is surrounded by one-story homes and there are few trees in the area.

Mike Caldwell, 5128 Zakon Road, Todd Caldwell, 5233 Zakon Road, Robert Guzak, 5141 Zakon Road, and James Berger, 5241 Vanderhill Road, voiced support for the project.

Mr. Lane expressed his willingness to reduce the height of the project by three feet and explained that the second story was necessary in order to preserve the yard. He suggested that the new two-story home will become less noticeable as surrounding one-story homes are remodeled, which is sure to happen because this is a family oriented neighborhood and the original 1200 square-foot homes are too small.

MOTION: Commissioner Horwich moved to close the public hearing. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

Chairperson Busch noted that Commissioner Faulk and Commissioner Gibson would abstain from voting on this matter because they were not present for the entire hearing.

Commissioner Browning stated that he would not support the project because he felt it was too large and imposing, especially when viewed from the street below, and he did not believe the applicant had established that it would be a hardship to be confined to an FAR of 0.50.

Chairperson Busch stated that he also thought the project was too large and that the applicant had not demonstrated hardship. With regard to Mr. Lane's comment about future projects in this area, he expressed concerns about setting a precedent by allowing a project with an FAR of 0.60 which others could use as justification for exceeding 0.50.

MOTION: Commissioner Browning moved to deny PRE07-00016 without prejudice. The motion was seconded by Commissioner Weideman and passed as reflected in the following vote:

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

Planning Manager Lodan noted that a resolution reflecting the Commission's action would be brought back for approval at the next meeting.

11B. PRE07-00021: JEROME AND LORI HAIG

Planning Commission consideration for approval of a Precise Plan of Development to allow one-story additions to an existing one-story, single-family residence with semi-subterranean living area on property located within the Hillside Overlay District in the R-1 Zone at 5405 Linda Drive.

Recommendation

Approval.

Planning Associate Hurd-Ravich introduced the request.

Chairperson Busch noted that he had discussed with City Attorney Fellows the fact that he had met Mr. Haig when they were both members of the same organization and had a brief conversation with him unrelated to any Planning matters and he was advised by Mr. Fellows that he could participate in this hearing.

Commissioner Weideman stated that he also was acquainted with Mr. Haig as they share a common interest and have attended the same meetings, however, he did not believe it would impede his ability to be objective about the proposed project.

Jerome Haig, 5405 Linda Drive, applicant, disclosed that he is a member of the Library Commission and attends meetings of the Torrance Library Foundation of which Commissioner Weideman is a member. He voiced his agreement with the recommended conditions of approval.

Commissioner Browning expressed concerns about whether there was adequate egress from the storage room in the basement.

Plans Examiner Noh advised that while the plans don't show an egress window for the storage room, it is a Code requirement and staff will make sure that the project complies.

Chairperson Busch voiced support for the project, noting that it is well under the maximum FAR allowed and fits nicely on this large lot.

Commissioner Gibson also voiced support for the project, stating that she observed that it would have no impact on the view, light, air or privacy of neighbors.

MOTION: Commissioner Weideman moved to close the public hearing. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

MOTION: Commissioner Gibson moved for the approval of PRE07-00021, 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 Associate Hurd-Ravich read aloud the number and title of Planning Commission Resolution No. 07-115.

MOTION: Commissioner Browning moved for the adoption of Planning Commission Resolution No. 07-115. The motion was seconded by Faulk and passed by unanimous roll call vote (absent Commissioner Uchima).

11C. CUP07-00020, DIV07-00013: JAMES KONG (2455 SEPULVEDA, LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow a new retail/commercial building in conjunction with a Division of Lot to merge two parcels into one parcel on property located in the M-2 Zone at 2455 Sepulveda Boulevard.

Recommendation

Approval.

Planning Associate Hurd-Ravich introduced the request and noted supplemental material available at the meeting consisting of revised conditions and Code requirements and correspondence received subsequent to the completion of the agenda item.

Michael Quaranta, representing the applicant, voiced his agreement with the recommended conditions of approval including the revisions in the supplemental material. He noted that the applicant recently purchased the property and learned that there was a Conditional Use Permit application on file; that they reviewed the plans with homeowners to the rear of the site, who expressed concerns; and that they redesigned the project eliminating the request for a Waiver of the 10-foot rear setback requirement in response to those concerns. Referring to renderings, he briefly described the proposed project, noting that it will adhere to “green building” standards to conserve resources and minimize the impact on the environment. He reported that the applicant has worked closely with the owners of the adjacent shopping center on circulation for the site and are awaiting their signature on a reciprocal easement. He pointed out that the project includes a 13-foot dedication along the southerly property line to extend the right-turn lane on Sepulveda Boulevard.

Responding to questions from the Commission, Mr. Quaranta discussed improvements to be made on the adjacent property in conjunction with the reciprocal easement, including realigning parking spaces, moving the trash bin and adding landscaping. He advised that tenants for the center have not been finalized, but one is expected to be a bank. He explained that the existing wall to the rear belongs to adjacent homeowners and a shorter retaining wall will be built on the subject property.

Commissioner Browning expressed concerns that the building would cast shadows on the residences to the rear and block the signal for satellite dishes. He suggested that a design with the building closer to the street and parking to the rear might be more compatible at this location.

Chairperson Busch indicated his preference that handicapped parking spaces be increased from two to three since there is a potential that tenants will include medical offices, and Mr. Quaranta stated that he had no objections to such a condition.

Hyeshil Root, 2424 Santa Cruz, stated that she just got back from vacation and had not reviewed the plans, but was concerned that the new building would block sunlight to her property and cause it to lose value.

Commissioner Weideman questioned whether the letter from Ms. Root's legal counsel dated July 17, 2007 was written before the applicant decided to eliminate the request for a Waiver of the required 10-foot setback at the rear of the property.

Ms. Root responded that she understood that a Waiver was being requested.

Rita Paul, 2443 Santa Fe Avenue, expressed concerns about the project's impact on traffic in this area which is already congested, noting that eastbound traffic on Sepulveda will not be able to make a left turn into the Center and will have to make a U-turn at Plum. She also expressed concerns about the impact on the value of Ms. Root's property due to shadowing from the new building.

Denise Silver, 2435 Santa Fe Avenue, stated that her main concern about this project was the impact on traffic in this very congested area.

Chairperson Busch questioned whether any input on the project was received from the Police Department or the Traffic Division.

Planning Manager Lodan reported that no comments were received from the Police Department but the Transportation Planning Division reviewed the plans and required the dedication of land to extend the right-turn lane and improvements to the driveway to enhance circulation at this location. He explained that staff believes eliminating the existing recreation vehicle facility will improve the traffic situation and that the proposed use is much more compatible with surrounding uses.

Senior Division Engineer Symons noted that the reciprocal cross access easement will connect this project with the center to the west thereby allowing people to enter on Crenshaw Boulevard thereby eliminating some of the U-turns on Sepulveda.

Mr. Quaranta related his belief that the extension of the right-turn lane, cross access easement, and the new driveway on the east side of the property would mitigate any impact the project would have on traffic and noted that Ms. Root's letter dated July 17 was in response to the earlier proposal that encroached into the required rear setback.

In response to Commissioner Weideman's inquiry, Mr. Quaranta confirmed that an easement will be recorded providing for future cross access between the subject site and the property to the east in the event that property is redeveloped.

MOTION: Commissioner Browning moved to close the public hearing. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Commissioner Weideman requested clarification regarding Ms. Root's letter dated July 17, 2007. Planning Manager Lodan related his understanding that Ms. Root's letter was written in response to the original plans for this site as the current plans were not submitted until September 2007.

Commissioner Browning stated that he could not support the project because he believed it would have a tremendous impact on 2416 and 2424 Santa Cruz.

Indicating that he also would not support the project, Chairperson Busch stated that he was concerned about the impact on traffic as this is one of the busiest intersections in Torrance and while he liked the project in concept, he believed it should be scaled down.

Voicing support for the project, Commissioner Gibson noted that something will be built on this site and similar projects have been approved in equally congested areas.

MOTION: Commissioner Browning moved to deny CUP07-00020 and DIV07-00013, without prejudice. The motion was seconded by Chairperson Bush and failed to pass by a 2-4 roll call vote, with Commissioners Fauk, Gibson, Horwich and Weideman dissenting (absent Commissioner Uchima).

MOTION: Commissioner Weideman moved for the approval of CUP07-00020 and DIV07-00013, as conditioned, including all findings of fact set forth by staff, adding a condition requiring the number of handicapped parking spaces to be increased from two to three. The motion was seconded by Commissioner Horwich and passed by a 4-2 roll call vote, with Commissioner Browning and Chairperson Busch dissenting (absent Commissioner Uchima).

Planning Associate Hurd-Ravich read aloud the number and title of Planning Commission Resolution Nos. 07-112 and 07-113.

MOTION: Commissioner Weideman moved for the adoption of Planning Commission Resolution Nos. 07-112 and 07-113 as amended. The motion was seconded by Horwich and passed by a 4-2 roll call vote, with Commissioner Browning and Chairperson Busch dissenting (absent Commissioner Uchima).

The Commission recessed from 8:10 p.m. to 8:20 p.m.

12. **RESOLUTIONS** – None.

13. **PUBLIC WORKSHOP ITEMS**

13A. **LUS07-00002: CITY OF TORRANCE**

Planning Commission proposal to amend portions of the Torrance Municipal Code to create a definition for decks and roof decks, establish development standards for roof decks, and establish a review process for roof deck applications.

Planning Associate Hurd-Ravich provided a summary of the staff report, including options for defining decks and roof decks; proposed Development Standards for roof decks; and options for the review of roof deck applications.

Chairperson Busch commended staff for the well prepared report.

Commissioners briefly discussed the options for defining decks and roof decks and indicated their preference that all roof decks be subject to Planning Commission review.

Commissioner Weideman expressed support for the definition of roof decks recommended by staff, "*The walkable or otherwise useable open space recreation area located above the top plate of the uppermost floor,*" but questioned the need for the word "recreation."

Commissioner Faulk proposed that access to roof decks be limited to interior stairways from the floor below. He also proposed having the roof deck ordinance apply to all zones rather than just residential zones because a roof deck on a commercial building could be equally intrusive for nearby residents. He suggested including language in the ordinance to let applicants know that the Commission would be looking at the impact on view and privacy, as well as compatibility, when considering whether or not to approve a roof deck. Referring to proposed Development Standards, he commended staff for recognizing that roof decks on accessory structures could create problems and should be prohibited.

Chairperson Busch noted his concurrence with Commissioner Faulk's comments.

Commissioner Browning suggested amending the existing definition for balcony, "*A platform enclosed by a parapet or railing that projects, in whole or in part from the wall of a building and which is designed in such a manner that it can be entered only from adjacent rooms*" (TMC §91.2.76) to limit their size to 72 square feet, above which they would become a deck and subject to Planning Commission review.

Chairperson Busch invited public comment.

Judy Brunetti, 4815 Greenmeadows Avenue, stated that she was very pleased the Commission was taking action on this matter because roof decks can have a great impact on a neighborhood and there is currently no review process outside the Hillside Overlay District. She reported that her next door neighbor built a large rooftop deck, which intrudes on her privacy and creates safety issues because children jump from the deck into the swimming pool below.

Discussion on the definition of decks and roof decks resumed, and Commissioner Browning reiterated his suggestion that balconies larger than 72 square feet be categorized as decks and subject to Planning Commission review because the noise impact and intrusion on privacy can be the same from a second floor balcony as from a rooftop deck.

Planning Manager Lodan advised that he would not recommend having different names for the same thing based solely on size because he felt it would be unnecessarily confusing. He noted that while the words "balcony" and "deck" are often used interchangeably on plans, it does not affect how staff treats them.

Commissioner Browning requested that staff re-label decks/balconies on plans in accordance with the City's definition so he could find the applicable Code section when reviewing projects.

It was the consensus of the Commission to recommend that the following definitions be added to the Torrance Municipal Code:

Deck – An unsheltered floor of wood construction.

Roof Deck – The walkable or otherwise useable open space recreation area located above the top plate of the uppermost floor the only access to which is from the floors below.

Following a brief discussion, it was the consensus of the Commission to recommend that roof decks in all zones be subject to Planning Commission review; that the Development Standards included in the staff report be applicable only to residential projects; and that roof decks on industrial/commercial projects be considered on a case-by-case basis.

Discussion of prohibiting exterior stairways for roof decks resumed. Planning Manager Lodan noted that exterior spiral staircases are sometimes used because they don't require a penthouse for a landing area.

Commissioner Faulk explained that he favored requiring interior stairways because he didn't want to encourage roof decks by making it too easy and designing a roof deck with an interior stairway requires a little more thought.

Commissioner Browning expressed concerns that it could be difficult to provide interior access in some multi-unit condominium projects where the roof deck is a common area.

A brief discussion ensued, and it was the consensus of the Commission that an exception to the interior stairway requirement could be made on a case-by-case basis if there are extenuating circumstances.

Commissioner Faulk reiterated his suggestion that the ordinance include language to signal applicants that the Commission will be looking at a roof deck's impact in terms of view, privacy, compatibility and noise.

Commissioner Weideman noted that safety was also a big factor to be considered along with the impact on view, light, air and privacy.

Planning Manager Lodan advised that staff would draft a list of findings incorporating the issues discussed at this meeting to be included in the ordinance. He tentatively scheduled the Commission's review of the draft ordinance for the first meeting in December.

14. **MISCELLANEOUS ITEMS** – None.
15. **REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS** - None.
16. **LIST OF TENTATIVE PLANNING COMMISSION CASES**

Planning Manager Lodan reviewed the cases scheduled for the November 7, 2007 Planning Commission meeting.

17. ORAL COMMUNICATIONS #2

17A. Responding to questions from the Commission, Deputy City Attorney Whitham provided clarification regarding procedural issues.

17B. Commissioner Weideman commended Chairperson Busch for his handling of this meeting.

17C. Commissioner Horwich wished Commissioner Weideman a happy anniversary and noted that today was his granddaughter's birthday.

17D. Commissioner Faulk apologized for his late arrival, explaining that he was absent from the last meeting and didn't notice the early start time on tonight's agenda. He commended Ms. Hurd-Ravich for doing an excellent job and wished her well in her move to Oregon.

17E. Commissioner Gibson apologized for her late arrival, noting that she had a family emergency.

17F. Commissioner Gibson, Commissioner Browning, and Chairperson Busch echoed well wishes to Ms. Hurd-Ravich.

18. ADJOURNMENT

At 9:25 p.m., the meeting was adjourned to Wednesday, November 7, 2007 at 7:00 p.m.

Approved as Submitted December 5, 2007 s/ Sue Herbers, City Clerk
