



# Final Annotated Agenda Planning Commission

## Planning Commission

Leon Garden, Chair  
Willard McCrone, Vice-Chair  
Paul W. Davis  
Toynette Bryant  
Luis Osorio  
David Stocker  
Ralph Widmar

Council Chamber  
Few Memorial Hall of Records  
Monterey, California

Regular Meeting  
December 12, 2006

4:00 p.m. – 5:30 p.m.  
7:00 p.m. – 11:00 p.m.

### **CALL TO ORDER**

Chair Garden called the meeting to order at 4:00 P.M.

### **ROLL CALL**

**Commissioners Present:** Bryant, Davis, Garden, McCrone (Arrived: 4:02 P.M.), Osorio, Widmar

**Commissioners Absent:** Stocker

**Staff Present:** Senior Planner Rick Marvin, Associate Planner Forrest Ebbs, Recording Secretary Terry Lebda

### **APPROVAL OF MINUTES**

November 14, 2006 and November 28, 2006

**ACTION:** Approved as submitted. 5-0-2 (Absent McCrone, Stocker).

MOTION:

On a motion by Commissioner Bryant, seconded by Commissioner Widmar, the Annotated Agendas of November 14, 2006 and November 28, 2006 were approved as submitted. The motion passed by the following vote:

AYES:	5	COMMISSIONERS:	Bryant, Davis, Garden, Osorio, Widmar
NOES:	0	COMMISSIONERS:	None
ABSENT:	2	COMMISSIONERS:	McCrone, Stocker

### **PUBLIC COMMENTS**

PUBLIC COMMENTS allows the public to speak for a maximum of three minutes on any subject, which is not on the agenda. Any person or group desiring to bring an item to the attention of the Planning Commission may do so by addressing the Commission during Public Comments or by addressing a letter of explanation to: Community Development Director, City Hall, Monterey CA 93940. The appropriate staff person will contact the sender concerning the details. Note: Public Comments are taken during the afternoon session and continued at the evening session. Individuals may choose to speak once for up to three minutes at either session, but not both.

None.

### **REVIEW OF AFTERNOON AGENDA AND CONSENT ITEMS**

REVIEW OF AGENDA AND CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc. CONSENT ITEMS consists of those items which are routine and for which a staff recommendation has been prepared. A member of the public or a Commissioner may request that an item recommended for approval on consent be heard on the regular agenda for further discussion.

## PUBLIC HEARINGS

PUBLIC HEARINGS are held to receive public comment on certain items pending Planning Commission action. You are welcome to offer your comments after being recognized by the Chair. The Chair may limit the time allocated to each speaker.

**1. 212 Belden Street; Permit Extension 06-385; Applicant/Owner 212 Belden Street L.P. (Anthony Davi, General Partner); R-3-5 Zoning District; Exempt from CEQA Requirements.**

Extension of Use Permit 02-188 to allow additional time to Record the Final Map and complete the requirements for a condominium conversion.

**ACTION: Application withdrawn; no action required.**

**2. 900 Cass Street, Master Use Permit for Planned Unit Development and Tentative Parcel Map and Condominium Plan 06-352; Applicant Frank Dost for Wald, Ruhnke and Dost Architects; Owner Dr. Ron Chaplan; C-O Zoning District; Exempt from CEQA Requirements.**

Request approval to convert an existing medical office building to commercial condominium airspace units.

**ACTION: On consent, approved the Master Use Permit for Planned Unit Development and Tentative Parcel Map and Condominium Plan as amended by staff—correcting Finding 3 to read, "...the Ryan Ranch at Monterey business industrial park C-O Zone...". 5-0-1 (Abstain-Davis) 1 (Absent-Stocker).**

MOTION:

On a motion by Commissioner Widmar, seconded by Commissioner McCrone, on consent, approved the Master Use Permit for Planned Unit Development and Tentative Parcel Map and Condominium Plan as amended by staff—correcting Finding 3 to read, "...the Ryan Ranch at Monterey business industrial park C-O Zone is identified...". The motion passed by the following vote:

AYES:	5	COMMISSIONERS:	Bryant, Garden, McCrone, Osorio, Widmar
NOES:	0	COMMISSIONERS:	None
ABSTAIN:	1	COMMISSIONERS:	Davis
ABSENT:	1	COMMISSIONERS:	Stocker

**3. 482 Alvarado Street; Appeal 06-388 of ARC Application 06-064; Appellant Yamuna and Dee Shrestha; Applicant Kris Blichfeldt; Owner Joung Kim; C-2 Zoning District; Exempt from CEQA Requirements.**

Appeal of Architectural Review Committee requirement to remove an existing sign, as a Condition of Approval, for a new sign. The existing sign was approved June 8, 2006.

**ACTION: Upheld the decision of the Architectural Review Committee and denied the appeal. 6-0-1 (Absent-Stocker).**

Staff Presentation/Commissioners Questions:

Forrest Ebbs presented the staff report and answered Commissioners' questions.

Appellant:

Dee Shrestha said that he appealed the ARC decision because the *Monterey Imports* sign was approved before the current new signs, he spent time and money creating the sign and obtaining ARC approval and he needs the visibility of the sign.

Public Comments:

None.

Commissioner Comments:

Commissioner Osorio said that this is a hard balance between aesthetic needs for the building and the need for the applicants to stay in business. He suggested some consideration to allow time for sign to remain in its place so the appellant can settle in and make it economically. In answer to Commissioners' questions, Mr. Ebbs said that staff did receive sign requests from other tenants and in hind site a sign program should have been considered in the beginning. Commissioner McCrone said it would appear that the existing sign can continue to be used by moving it next to the shop and it would not stick out on the street. He said there should be a control that when the new sign goes up that the old sign goes down. He moved to deny the appeal and uphold the decision of the Architectural Review Committee. Chair Garden seconded the motion. Commissioner Bryant said that it makes sense to have one sign that identifies the whole building and a directory sign for businesses inside the building. She said that she agrees by moving the sign inside to the shop it can still be seen. Commissioner Widmar said that he was surprised that the original sign was approved, but that is not what is being appealed. He said he will reluctantly support the motion and that staff needs to be watchful that a recommendation for a sign program will go back to the owner.

MOTION:

On a motion by Commissioner McCrone, seconded by Commissioner Garden, it was moved to uphold the decision of the Architectural Review Committee and deny the appeal. The motion passed by the following vote:

AYES:	6	COMMISSIONERS:	Bryant, Davis, Garden, McCrone, Osorio, Widmar
NOES:	0	COMMISSIONERS:	None
ABSENT:	1	COMMISSIONERS:	Stocker

**4. 5 Lower Ragsdale Drive; Appeal 06-386 of ARC Application 06-349; Appellant/Applicant Wald, Ruhnke & Dost Architects, LLP (Kurt Hengelbrok); Owner Salinas Valley Memorial Healthcare System (SVMHS); I-R-150-D-2 Zoning District; Exempt from CEQA Requirements.**

Appeal of Architectural Review Committee decision that denied Design approval of business signage.

**ACTION: Upheld the decision of the Architectural Review Committee and denied the appeal. 5-0-1 (Abstained-Widmar)- 1 (Absent-Stocker).**

Staff Presentation/Commissioners Questions:

Commissioner Widmar recused himself due to conflict of interest and he said that he would be unable to return to the evening session. Forrest Ebbs presented the staff report and answered Commissioners' questions.

Appellant/Applicant:

Henry Ruhnke of Wald, Ruhnke, & Dost Architects said that this is a large lot in Ryan Ranch and that it is hard to find the buildings. He showed photographs of monument signs and recently approved identifying signs in the area. He said that their sign is a directional sign rather than logo signage and explained the design saying that they could identify fewer tenants and increase the size of the letters. He said by denying their sign, they do not believe they are allowed the same privilege as other tenants in Ryan Ranch.

Public Comments:

None.

Commissioner Comments:

Commissioner Osorio said that other signs are located on minor streets and that this one is on a major road. He said that the applicant has offered a reduction of tenants and increasing the size of letters, but the sign needs to comply with the Ryan Ranch signage program. Chair Garden said that the letters are not readable unless one slows down and that the directional sign needs to be inside the property. Commissioner Bryant suggested that

there needs to be one sign with larger letters on the main road identifying two or three major tenants, then further into the property more definition to find specific locations, and once on the property, signs on the building to find where to find specific tenants. She said that the ARC did not err and signage in the Ryan Ranch area needs to be consistent. Commissioner McCrone said that he is concerned with the lack of consistency if there are properties that are being allowed listings of tenants and he agreed that a listing of tenants does not need to be out on the street because one cannot read the sign unless stopped. He said all one needs to know is the number of the building, such as 5 Lower Ragsdale, and off the main street is the place for directional signage. He moved to deny the appeal and uphold the decision of the ARC. Commissioner Osorio seconded the motion.

**MOTION:**

On a motion by Commissioner McCrone, seconded by Commissioner Osorio, it was moved to uphold the decision of the Architectural Review Committee and deny the appeal. The motion passed by the following vote:

AYES: 5 COMMISSIONERS: Bryant, Davis, Garden, McCrone, Osorio  
NOES: 0 COMMISSIONERS: None  
ABSTAIN: 1 COMMISSIONERS: Widmar  
ABSENT: 1 COMMISSIONERS: Stocker

**Recess 4:55 p.m.  
Reconvene 7:00 p.m.**

**CALL TO ORDER**

Chair Garden called the meeting to order at 7:00 P.M.

**ROLL CALL**

**Commissioners Present:** Bryant, Davis, Garden, McCrone, Osorio, Stocker

**Commissioners Absent:** Widmar

**Staff Present:** Senior Planner Rick Marvin, Senior Planner Kim Cole, Traffic Engineer Rich Deal, Recording Secretary Terry Lebda

**PUBLIC COMMENTS**

PUBLIC COMMENTS allows the public to speak for a maximum of three minutes on any subject, which is not on the agenda. Any person or group desiring to bring an item to the attention of the Planning Commission may do so by addressing the Commission during Public Comments or by addressing a letter of explanation to: Community Development Director, City Hall, Monterey CA 93940. The appropriate staff person will contact the sender concerning the details. Note: Public Comments are taken during the afternoon session and continued at the evening session. Individuals may choose to speak once for up to three minutes at either session, but not both.

Mr. Halpern representing 1 Harris Court said that the City of Monterey now faces a water shortage at Ryan Ranch and he implored each Commissioner to be aware that only a portion of Ryan Ranch is to be developed for office use. He said that at this time Ryan Ranch has 90% or more of medical offices in place. He said that Lot 17 is the only lot that Ryan Ranch that specifies 100% as retail and service community use and is one of the few lots that conforms to the plan. He said he also had concerns regarding any change in parking regulations as it might affect Lot 17 as well.

## REVIEW OF EVENING AGENDA AND CONSENT ITEMS

REVIEW OF AGENDA AND CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc. CONSENT ITEMS consists of those items that are routine and a staff recommendation has been prepared. A member of the public or a Commissioner may request that an item recommended for approval on consent is heard on the regular agenda for further discussion.

## PUBLIC HEARINGS

PUBLIC HEARINGS are held to receive public comment on certain items pending Planning Commission action. You are welcome to offer your comments after being recognized by the Chair. The Chair may limit the time allocated to each speaker.

**5. 484 Wave Street; Appeal 06-366 of Historic Permit 06-320; Appellant Sharon Dwight; Applicant Christine Hopper; Owner Cathy Scherzer & Charles Hawley; C-2 Zoning District; Exempt from CEQA Requirements. (Continued from November 14, 2006.)**

Appeal of Historic Preservation Commission decision to remove the property from the adopted Historic Survey List.

**ACTION: Continued to January 9, 2007 as requested by the applicant. 6-0-1 (Absent-Widmar).**

MOTION:

On a motion by Commissioner McCrone, seconded by Commissioner Osorio, it was moved to continue this item to January 9, 2007 as requested by the applicant. The motion passed by the following vote:

AYES:	6	COMMISSIONERS:	Bryant, Davis, Garden, McCrone, Osorio, Stocker
NOES:	0	COMMISSIONERS:	None
ABSENT:	1	COMMISSIONERS:	Widmar

**6. 620 Devisadero; Application 06-391 to Reopen Use Permit 91-029; Applicant Aman Gonzalez for California American Water; Owner City of Monterey; R-1-5 Zoning District; Exempt from CEQA Requirements.**

Requests approval to upgrade pumping facilities and install emergency backup power generator at existing tank site.

**ACTION: Approved the Use Permit as amended—that the chain link fence along property lines adjacent to or across the street from residential homes will be replaced with Redwood fencing materials. 6-0-1 (Absent-Widmar).**

Staff Presentation/Commissioners Questions:

Rick Marvin presented the staff report and answered Commissioners' questions.

Applicant:

Aman Gonzalez, Cal Am Operation Engineer introduced himself and David Norris, Project Engineer. Mr. Norris said that staff was accurate in the way the project has evolved. He said that the new pump station will replace the current pump station and will be larger to better service the neighborhood. He answered Commissioners' questions saying that if there were an emergency such as a major fire, the water could run out; however, the pumps have back up power on site or Cal Am can add a generator at the station to keep water running. He said that maintenance is scheduled two to four days per week.

Public Comments:

Debby Weiss said that her property is the closest to the generator and her biggest concerns are of noise and exhaust fumes going directly into her house. She said that a new redwood fence would do more for the sound abatement. Larry Nordwick said that his concerns are that the chain link fence be addressed and that

construction hours not start until after 8:00 A.M. Laurie Putman said that she is representing the neighbors on the Jessie side of the project who were not able to be here tonight. She said the open issues are to make sure that the generator and pump noises are mitigated and their concerns for exhaust from diesel generators and have they looked at the possibility of using natural gas. Bob Evans, President of the New Monterey Neighborhood Association, said that they are concerned of intensification of use, noise from the pump station, and the effect of pollutants by burying the generator. He said CNG (compressed natural gas) does a good job of mitigating air quality that diesel fuel does not. He said that he does not understand why they don't monitor their site electronically rather than having personnel visit the site several times per week.

Mr. Norris replied to public concerns and Commissioners' questions saying that they have not looked at compressed natural gas because all of the Cal Am generators are diesel and they stay consistent with their equipment; otherwise they would have to buy different types of generators. He said that they have an obligation to be prepared for generators to run during emergencies. He said that the generators meet all requirements to run diesel engines in Monterey County and the City of Monterey. Mr. Norris said that the decibel readings are in the quiet range and that the existing pump station that ran 24 hours per day, 7 days per week, measured 59 to 60 decibels and that is the same as what the new station will be reading. He said that monitoring the pump stations and tanks are set up for operators to observe remotely; however, they still stop by the property to make sure the equipment is running correctly and to check for other problems such as vandalism. Mr. Gonzalez said that there would be no problem mitigating the chain link fence with a solid redwood fence including a solid fence at the upper level of the property.

Commissioner Comments:

In answer to Commissioner Davis's questions, Mr. Marvin said that staff will ask Cal Am to provide information regarding sound data. If the noise levels exceed standards, staff will then ask them to further mitigate and staff will evaluate and approve a mitigation plan to install within a set period of time. Mitigation might be more mass at the fence, like changing the screen fence to a masonry fence to absorb some of the sound or baffle the sound before it gets beyond the enclosure fence. Commissioner Bryant said that this is a Use Permit and it can be reopened if this does not work.

Commissioner Stocker said that he would prefer natural gas, but he understands that in an emergency if there is no natural gas available, then the generator will not work. He said the City needs to make sure that the replacement is an emergency generator and that 60 decibels is very quiet. He moved to approve the project as presented. Commissioner McCrone asked if the motion maker would expand the approval to include the redwood fence running along Jessie Street. Commissioner Stocker accepted that amendment; Commissioner McCrone seconded the motion. In answer to Commissioner Davis's question, Mr. Marvin clarified that the fence would not be on the Devisadero side, but only the frontage and not affected is across the Presidio. However, Cal Am said they are willing to fence the Devisadero side as well.

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner McCrone, it was moved to approve the Use Permit as amended—that the chain link fence along property lines adjacent to or across the street from residential homes will be replaced with Redwood fencing materials. The motion passed by the following vote:

AYES:	6	COMMISSIONERS:	Bryant, Davis, Garden, McCrone, Osorio, Stocker,
NOES:	0	COMMISSIONERS:	None
ABSENT:	1	COMMISSIONERS:	Widmar

**7. State Route 68 (Holman Highway) Widening Project.**

Planning Commission comments on the Draft Environmental Impact Report (EIR).

**ACTION: Received comments and authorized a letter from Chair Garden be sent to Caltrans regarding**

## **the Holman Highway (68) Widening Project. 6-0-1 (Absent-Widmar.**

### Staff Presentation/Commissioners Questions:

Rich Deal distributed to the Commission the "Draft Report: Traffic Operations Analysis Route 68 (Holman Highway)". He presented the staff report and answered Commissioners' questions. Richard Tenaka of Mark Thomas & Company presented on engineering and alternatives. Mr. J. Gary Maniery from PAR Environmental Services, Inc. presented on environmental issues. Mr. Jim Brennan of J.C. Brennan and Associates reported on noise levels. Senior Planner Kim Cole summed up the presentations and said that the Planning Commission is asked to provide comments on the project.

### Public Comments:

Jim Cullem, Chair of Skyline Forest Traffic and Safety Committee, said that they support the project to address the problem of congestion and limited access to the hospital, but that their neighborhood is impacted by bypass traffic. He said that the EIR does not address alternatives to reduce traffic such as an off-ramp directly into Pebble Beach or traffic routed under Highway 68 at the CHOMP exit. He asked, if the Scenic Drive bridge is privately owned by Pebble Beach and why is the public paying for it?

### Commissioner Comments:

In answer to Commissioner Bryant's question, Ms. Cole said that the EIR establishes a committee for the design of the retaining walls and that there will be input from the City.

Commissioner Osorio said that his concern is that of the visual change of character to one of the four entrances into the City of Monterey and he recommends planting trees in the median to mitigate the significant visual impacts. Commissioner McCrone inquired about sound walls. Mr. Deal said that the FHWA said that they would not pay for sound walls and they would have to be paid by someone else.

Commissioner McCrone said that all of the diagrams show a left-hand turn out of Beverly Manor and one out of CHOMP. He said it needs to be clear that there should not be a traffic light coming out of Beverly Manor as he remembers the debate with CHOMP's Pavilion to encourage secondary access with Pebble Beach. He said that it has been said for years that the alternative of private access through the Carmel Professional Center into the emergency room requires cooperation between CHOMP and the Pebble Beach Company. He said he is interested in examining a left-hand overpass or underpass coming out of CHOMP to relieve the enormous traffic going uphill to Pacific Grove.

Commissioner Davis said that one of the most significant parts of this project is the concept of having subcommittees of locals. He said it worked in the 1960's when a committee reviewed aesthetic impacts from the rerouting of Highway 1. Mr. Deal said that both Pebble Beach and CHOMP have an enormous stake in the visual consequences and Skyline Forest and Monterey Vista Neighborhoods also will be impacted. He said that the committee's focus is on structures but their role can be expanded to include the landscape plan and other visual impacts.

Commissioner Stocker said that it is important that a project is built and that he is disappointed that it will be a long time before it is completed. He said that he wants to see a lot of trees since that is the hallmark of that highway. He said the retaining walls need to be beautiful but that he discourages sound walls on top. He said that the goal is to make traffic flow better and to increase the number of lanes but not to make it feel like San Jose or other places.

Commissioner Bryant said that there needs to be an alternate emergency access into CHOMP because even with four lanes, if there is a big event, there will be gridlock. She said that she has brought up this matter every time a CHOMP expansion has been heard, but nothing has been done. Commissioner McCrone said that this is the time to include that comment and it would not cost that much more to replace the Scenic Drive bridge at this time as well.

Ms. Cole said that staff can work with the Planning Commission Chair on the final version of the Caltrans letter. She said comments will include additional planting of trees and landscaping along the route with the concept of trees in the median, alternative ways to get to CHOMP in an emergency, alternatives for an over- or underpass into or out of the CHOMP intersection, and consideration for the impact of traffic going uphill.

Chair Garden moved that the Planning Commission Chair work with staff to prepare a letter of comments regarding the Draft EIR as submitted in the staff report and with additional comments discussed tonight. Commissioner McCrone seconded the motion.

MOTION:

Received comments and on a motion by Commissioner Garden, seconded by Commissioner McCrone, it was moved to authorize a letter from Chair Garden be sent to Caltrans regarding the Holman Highway (68) Widening Project. The motion passed by the following vote:

AYES:	6	COMMISSIONERS:	Bryant, Davis, Garden, McCrone, Osorio, Stocker,
NOES:	0	COMMISSIONERS:	None
ABSENT:	1	COMMISSIONERS:	Widmar

**8. 101 Wilson Road (31 Upper Ragsdale, Ryan Ranch Lot 11, Phase II); Application 06-364 to Reopen Master Use Permit 04-548; Applicant Wald, Ruhnke & Dost Architects, LLP (Shawn Capps); Owner Jerome Rubin; I-R-150-D-2 Zoning District; Negative Declaration Previously Filed and Certified.**

Request approval to construct a 26,453 square foot two-story medical office building and associated parking. This building is the final phase of a two-phase development project.

**ACTION: Approved the reopening of the Master Use Permit with staff recommended Finding 4 as presented. 5-0-1 (Abstain-Stocker)-1 (Absent-Widmar).**

Staff Presentation/Commissioners Questions:

Commissioner Stocker recused himself due to conflict of interest. Rick Marvin presented the staff report and answered Commissioners' questions. During the presentation he added Finding 4:

- No additional environmental review is needed under CEQA Guideline 15162 because:
  - The second phase project substantially complies with initial approval;
  - The changes to plan do not result in new impacts or changes to the original Negative Declaration;
  - Cal Am and MPWMD correspondence has been received that supports the applicant's water request.

Applicant:

Henry Ruhnke of Wald, Ruhnke, Dost Architects said that they agree with staff's presentation including conditions as specified.

Public Comments:

None.

Commissioner Comments:

Commissioner Bryant moved to approve with staff recommended Finding 4 as presented. Commissioner Osorio seconded the motion.

MOTION:

On a motion by Commissioner Bryant, seconded by Commissioner Osorio, it was moved to approve the reopening of the Master Use Permit with staff recommended Finding 4 as presented. The motion passed by the following vote:

AYES:	5	COMMISSIONERS:	Bryant, Davis, Garden, McCrone, Osorio
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NOES:	0	COMMISSIONERS:	None
ABSTAIN:	1	COMMISSIONERS:	Stocker
ABSENT:	1	COMMISSIONERS:	Widmar

### COMMISSION COMMENTS

Commissioners may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Commission may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning any City matter, or direct staff to place a request to agendize a matter of business on a future agenda (G.C. 54954.2).

#### 9. Response to Commissioners' Comments at November 28, 2006 meeting. Report received.

##### New Comments:

- In answer to Commissioner Bryant's question, Mr. Marvin said that he does not know exactly when the next Mansionization Subcommittee will be scheduled, but that a subcommittee meeting will be held soon after the start of the new year.
- Chair Garden reported on the presentation by Chairs at the Boards and Commissions Meeting. He said the only two things he orally commented on was that the Planning Commission should have the opportunity to agendize and review the pending Work Program priorities before they go forth to the City Council. And, that it has been a long time since there has been both afternoon and evening meetings because there is an inadequate number of staff to prepare a full agenda. He said this is a budget consideration but it is not the same as other Boards and Commissions because the Planning Commission is not able to get important work done due to understaffing. Mr. Marvin said that there will be a formal budget review of Work Program priorities early in 2007, but aside from that, staff will commit to an evening meeting, after the first of the year, specifically for advanced planning priorities.

### DIRECTOR'S REPORT

The Community Development Director's report supplies information on activities or announcements. He may also ask for clarification or direction regarding scheduling of Commission meetings and study sessions.

#### 10. Director's Report. Report received.

- Mr. Marvin said that the City Council unanimously approved the 585 Laine Street condominium conversion. He said that Councilmember Downey expressed concerns of how many condo conversions are being considered and she requested that there be an agendized report to consider a moratorium on condominium conversions to reevaluate and possibly amend the Ordinance.
- Mr. Marvin said that staff is working on the January 9, 2007 Planning Commission Tentative Agenda and that it will be published by the end of next week.

### ADJOURNMENT

There being no further business, the meeting adjourned at 9:50 P.M.

APPROVED:

ATTEST:

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Leon Garden, Chair

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Rick Marvin, Senior Planner

Respectfully Submitted, Terry Lebda  
Recording Secretary  
Planning Commission

