



Planning Commission Final Annotated Agenda

Regular Meeting September 11, 2007

Planning Commission

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

Council Chamber
Few Memorial Hall of Records
Monterey, California

4:00 p.m. – 5:30 p.m.

7:00 p.m. – 11:00 p.m.

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Bryant, Davis, Garden, McCrone, Stocker, Widmar

Commissioners Absent: Osorio

Staff Present: Senior Planner Rick Marvin, Senior Planner Kim Cole, Recording Secretary Terry Lebda

APPROVAL OF MINUTES

August 14, 2007

ACTION: Approved as amended. 6-0-1 (Absent-Osorio).

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner Widmar, the Annotated Agenda of August 14, 2007 was approved as amended. The motion passed by the following vote:

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

August 28, 2007

ACTION: Approved as submitted. 6-0-1 (Absent-Osorio).

MOTION:

On a motion by Commissioner Garden, seconded by Commissioner Bryant, the Annotated Agenda of August 28, 2007 was approved as submitted. The motion passed by the following vote:

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

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: Planning Division, 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.

Richard Ruccello stated that the Mansionization Ordinance Amendments are confusing, although he has followed the hearings as televised and he has read the staff reports and minutes. Before moving this item to the City Council, he requested that staff create a document indicating what the ordinance currently reads compared to the proposed amendments. He said that the Planning Commission is skipping neighborhood input on how building out, modulating, reducing set backs and vehicles obstructing driveways and sidewalks will affect neighborhoods and how those changes might relate to neighborhood plans. He added, that the City Council has asked many times to renew the neighborhood plans.

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. General Plan Map, Zoning Map, and Cannery Row Land Use Plan Amendments for a Portion of McAbee Beach; C-R Cannery Row Commercial; Negative Declaration Filed.

Recommendation to City Council. The project site (001-021-003) is located on Cannery Row adjacent to the Spindrift Inn. The site encompasses 6,000 square feet (48'x125'). The City of Monterey proposes to amend the General Plan Map (commercial to parks/recreation/open space), Zoning Map (Cannery Row Commercial to Open Space), and Cannery Row Land Use Plan (Visitor Serving Commercial to Public Use) for this site. The City recently acquired this property and plans to develop and maintain it as a city park. The project's purpose is to show the City's intention to use the property as park/recreation/open space versus a potential commercial building site (current general plan and zoning). A park plan was recently approved for this site.

ACTION: On consent, recommended to City Council approval of the Negative Declaration, General Plan Map, Zoning Map, and Cannery Row Land Use Plan amendments and resolutions for a Portion of McAbee Beach. 6-0-1 (Absent-Osorio).

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner Widmar, on consent, it was moved to recommend to City Council approval of the Negative Declaration, General Plan Map, Zoning Map, and Cannery Row Land Use Plan amendments and resolutions for a Portion of McAbee Beach. The motion passed by the following vote:

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

2. Rezoning of California State Parks Property Located Adjacent to the Ocean Harbor House (125 Surf Way) and the Monterey Beach Resort Hotel (2600 Sand Dunes Drive); R-3-20-S (Residential Medium-Density

Multifamily Dwelling District, 20,000 Square-Foot Minimum Lot Size, Special Setbacks); Negative Declaration Filed.

Recommendation to City Council. The project includes the rezoning of three parcels owned by the State of California. The project site contains undeveloped vegetated sand dunes, as well as a segment of the Monterey Bay Coastal Recreation Trail, including a notable switchback that is visible from Del Monte Avenue. The purpose of this rezoning is to allow for the continued use of the property as open space and to bring the City of Monterey Zoning Map into conformance with the City of Monterey General Plan. Specifically, the current R-3-20-S Zoning designation would be changed to O (Open Space) to correspond with its Parks, Recreation and Open Space General Plan designation.

ACTION: On consent, recommended to City Council approval of the Negative Declaration and Zoning Map amendment for rezoning of the California State Parks Property to O (Open Space) located adjacent to the Ocean Harbor House (125 Surf Way) and the Monterey Beach Resort Hotel (2600 Sand Dunes Drive). 6-0-1 (Absent-Osorio).

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner Widmar, on consent, it was moved to recommend to City Council approval of the Negative Declaration, General Plan Map, Zoning Map, and Cannery Row Land Use Plan amendments and resolutions for a Portion of McAbee Beach. The motion passed by the following vote:

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

3. Open Space Zoning Ordinance, Harbor Land Use Plan, and Del Monte Beach Land Use Plan Amendments; Application 06-262; Negative Declaration Filed. (Continued from January 9, 2007.)

Recommendation to City Council. Public Hearing for the Planning Commission to consider amendments to Article 4 (Definitions) and Article 9, Section 38-44 (Open Space District) of the City's Zoning Ordinance; as well as the Del Monte Beach Land Use Plan and the Monterey Harbor Land Use Plan. The proposed amendment to the Zoning Ordinance would eliminate the following uses in open space areas: Cultural Institutions, Fast Food-Limited, Horticulture - Limited Agricultural, Animal Husbandry - Limited, Crop Production. The following uses would be added to the list of land uses permitted subject to the issuance of a Use Permit: Coastal Dependent Research and Education, Public Serving Uses, Coastal Dependent or Related Uses. The amendment also creates a requirement for a use permit for a Snack Bar (currently permitted) and establishes specific restrictions for uses. The amendments to the Land Use Plans will coordinate the relevant land use documents.

ACTION: Recommendation to City Council to adopt the Negative Declaration, Zoning Ordinance Amendment and Land Use Plan Amendments as proposed at the January 9, 2007 Planning Commission meeting (Alternative #1). 5-1 (Noes-Garden)-1 (Absent-Osorio).

Staff Presentation/Commissioners Questions:

Kim Cole presented the staff report and answered Commissioners' questions.

Public Comments:

Richard Ruccello said that he believes the City should designate and adopt a no development policy on appropriately identified properties and that this should go to the vote of the public to be established forever. He said those areas where historic moments have taken place need to be preserved.

Commissioner Comments:

Chair McCrone said that the Open Space Subcommittee spent a lot of time producing what would give significant

protection to the coastal zone open space. He said their meetings were well attended and they had heard from the public including Mr. Ruccello, Ms. Evans and others. He said that he does not want a year's work to be thrown away. He said the City should not wait for property such as Catellus to be resolved before moving forward because that matter is not before the Commission at this time and that he believes there is no such thing as pure open space zoning or no development

Commissioner Davis said that the work has been done and there are only two locations that will allow buildings—the site of the existing sewer plant and uses indicated in the Harbor Plan for the Catellus property. He said there is no possibility to allow development in any other portions of beaches in the city. He said he does not want to have to work on this again.

Commissioner Widmar said that he too would finalize and recommend this open space ordinance to City Council. He said he wants to reassure the public that there is protection from new structures on open space.

Commissioner Bryant moved to recommend to City Council adoption of the zoning and plan amendments as noted in Alternative 1 of the staff report. She said that eventually open space (no development) should go to vote, but that does not need to be done now. She would like to hear more direction from the Council on Catellus. Commissioner Davis seconded the motion. Ms. Cole clarified that the formal recommendation would be that which the Planning Commission reviewed on January 9, 2007 (referring to Page 10 of the current staff report).

Commissioner Garden said that is the direction he wants to go, but he would rather continue this to incorporate an 'Open Space--No Development' zoning category.

Commissioner Widmar said he does not want to hold up this open space matter while looking at Catellus. He would also like to ask staff to consider how "no development" would be defined.

Commissioner Stocker said that the Local Coastal Plan does what is already described and that the vote of the people is unnecessary. He said that he agrees with the motion and that it is time for the City Council to make their decision on Catellus.

MOTION:

On a motion by Commissioner Bryant, seconded by Commissioner Davis, it was moved to recommend to City Council adoption of the Negative Declaration, Zoning Ordinance Amendment and Land Use Plan Amendments (Alternative #1 of the staff report). The motion passed by the following vote:

AYES:	5	COMMISSIONERS:	Bryant, Davis, McCrone, Stocker, Widmar
NOES:	1	COMMISSIONERS:	Garden
ABSENT:	1	COMMISSIONERS:	Osorio

4. Recommendation to the City Council on the Design Framework and Guidelines for Downtown and East Downtown Mixed Use Area – Draft #2 and Amendments to Zoning Code Section 38-29 (C-2 Zoning District) and Amendment to Resolution 96-194 (Negative Declaration Filed).

The Design Framework and Guidelines have been prepared to implement General Plan Land Use Policies on mixed-use neighborhoods. The proposed Zoning Code Amendments will modify height standards to allow by use permit four-story and 55 foot height in the downtown core and three-story and 45 foot height in the East Downtown area. The current height standard is three stories and 35 foot with a use permit.

The Planning Commission will consider an alternative to this proposal to expand the study to allow 5-6 story buildings in the downtown and 4 stories in the remaining study area.

ACTION: Recommendation to City Council to expand the Design Framework and Guidelines for Downtown and East Downtown Mixed Use Area to allow five to six story buildings in the

downtown and four stories in the remaining study area. Additionally, it is recommended that the City Council consider authorization of additional funding for the modified Scope of Work as outlined in the August 17, 2007 document from Winter & Company. 4- 2 (Noes-Bryant, Stocker) -1 (Absent-Osorio)

Staff Presentation/Commissioners Questions:

Kim Cole presented the staff report and answered Commissioners' questions.

Public Comments:

Bill Hatch said that he and his wife are concerned about the height of buildings as referenced on staff report Page 19-3c., as it will affect the spirit of the character and charm of the East Downtown and Window on the Bay. He said that the potential increase in traffic will make the already loud road noise even worse as it is an emergency access. He asked that the wording be changed from "...typically..." and replaced with actual height restrictions. On behalf of the Monterey Commercial Business Association, Jerry Anderson said that the height limitations proposed by this Plan will not generate new development. He said that redevelopment with financial incentives needs to take place. He said that there have been concerns expressed of losing historic or popular buildings, but that commercial investors and developers are not proposing to remove these historic buildings. He said that stepping back the fifth story may help limit the feared canyon affect on Alvarado Street. Anthony Davi said that it is not economically feasible to build because downtown sites are small and parking underground is costly. He said that he is concerned about what is happening in other cities around Monterey and that the City needs to consider what can Monterey's downtown be in the future or will Calle Principal still be a back door to Alvarado Street. He said by adding costs to development it will be that much more difficult to build and that five or six story heights are feasible because of the terrain that steps down from Pacific Street.

Commissioner Comments:

Commissioner Garden said that he agrees with staff and that this plan is ready to move forward so these guidelines are in place. He suggested, however, that a recommendation also go to the City Council to fund an additional \$30,000 to allow staff to consider what incentives there might be to enable redevelopment to five or six-story buildings. Chair McCrone said that it is imperative that we examine the increased heights in the Downtown core and the East Downtown. He said economics means three to four stories with people living downtown to support other businesses. Unless that is made available through incentives, he said that it will not happen and the City will have lost an opportunity to carry out a vision in East Downtown and the Downtown area. Commissioner Bryant said that people do not come to Monterey to see five or six story buildings and the City will need to be careful to look at surrounding buildings and that height does not impact views up or down the hill. She said she is not in favor of anything higher than two stories around Jack's Park to El Estero and that buildings need to keep with the character of Pearl Street. She would consider higher buildings around Alvarado and Calle Principal.

Commissioner Davis encouraged staff to visit with Consultant Nore Winter regarding higher buildings in the Del Monte Corridor or other feasible areas and to use incentives to get what the City wants in Downtown. He said that it is expensive to build and there needs to be different levels of structures to create a nice mix. He moved to recommend the alternative plan to City Council as presented in the scope of work. Commissioner Garden seconded the motion. Commissioner Stocker said that Mr. Winter and staff have put together a very good set of design guidelines and that the General Plan encourages living downtown and building three to four stories. He said that change in a small town needs to occur relatively slowly. The economic engine and viability of the Work Building will be one of the first buildings to transition and water will control that process while other buildings will reach the end of their economic life. He said that he does not mind the concept of investigating the feasibility of incentives for taller buildings, but what is currently presented is well written and what the City needs now. Commissioner Widmar said that he understands the economics of five to six story buildings, but not every site will qualify because the City controls the bulk and mass of downtown, but this proposal gives flexibility in the downtown. He said there needs to be more places where people can work and live and transform downtown into its own community rather than another shopping mall.

Mr. Marvin said that he will inquire and inform the Planning Commissioners if the City Council is inclined to have a joint meeting or study session regarding this matter.

MOTION:

On a motion by Commissioner Davis, seconded by Commissioner Garden, it was moved to recommend to City Council to expand the Design Framework and Guidelines for Downtown and East Downtown Mixed Use Area to allow five to six story buildings in the downtown and four stories in the remaining study area. Additionally, it is recommended that the City Council consider authorization of additional funding for the modified Scope of Work as outlined in the August 17, 2007 document from Winter & Company. The motion passed by the following vote:

AYES:	4	COMMISSIONERS:	Davis, Garden, McCrone, Widmar
NOES:	2	COMMISSIONERS:	Bryant, Stocker
ABSENT:	1	COMMISSIONERS:	Osorio

**Recess 5:30 p.m.
Reconvene 7:00 p.m.**

CALL TO ORDER

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

ROLL CALL

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

Commissioners Absent: None

Staff Present: Senior Planner Rick Marvin, Associate Engineering Surveyor Norm Green, 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: Planning Division, 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 EVENING AGENDA AND CONSENT ITEMS

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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. 46 El Caminito Del Norte; Small Subdivision and Variance 07-140; Applicant John M. Lotz; Owner Lotz

Family Trust; R-1-20 Zoning District; Revised Negative Declaration Filed. (Continued from August 14, 2007.)

The project is a Minor Subdivision that proposes to divide a 39,106 square foot (SF) parcel into two new parcels, Parcel A and Parcel B. Parcel A is 18,496 SF in area. Parcel B is 20,610 SF in area. The property is located at the northwest corner of El Caminito Del Norte with frontage on El Caminito Del Norte and Via Del Rey. Access for Parcel A is proposed from Via Del Rey via a new driveway. The existing access driveway from El Caminito Del Norte will be maintained and provide access to Parcel B. The Minor Subdivision requires approval of a Variance because Parcel A does not conform to minimum area standards. The minimum parcel size in the zoning district is 20,000 SF and Parcel A is 1,504 SF below standard. The existing property is currently developed with a 2-story single-family home and single story detached accessory structure. The home is located on proposed Parcel A and the accessory structure is located on Parcel B. Parcel B will accommodate development of a future single-family dwelling, as water becomes available. No trees are proposed for removal at this time, though the proposed concept location for a home on Parcel B contains seven (7) oak and pine trees that could be impacted by the future development.

An historic survey has been prepared for the project site and indicates the property is eligible for the California Register. The historic survey is new information.

ACTION: Certified the Negative Declaration and approved the Small Subdivision and Variances with amended Condition 6 that the applicant shall provide deeds or documents for sewage and water easements. 7-0-0.

Staff Presentation/Commissioners Questions:

Rick Marvin presented the staff report amending it saying that if this project is approved, the applicant will be required to provide Public Works with sewage and water easement deeds or documents.

Applicant:

John Lotz said that the size of the lots allow for privacy even with a second house and will be compatible with the rest of the neighborhood. He said that, although he prefers a garage at the same level as his house, there is a secondary location that sits low on the lot but from there it is hard to get up to the top of the hill. He said trees are important to him and only a small two-inch round oak tree will be removed. He said that he concurs with the additional condition regarding the sewage and water easements.

Public Comments:

Gaspar Cardinelli said that he is not against this project, but that he shares the lot line and he does not want to start creating smaller lots in the area. Mr. Marvin answered his questions stating that the lot will remain R-1, that there is no design proposal at this time, and that the standard side setback in the zoning district is 10% of the lot width. He said that the house design will be required to go to the Architectural Review Committee for analysis and those reviews are conducted at public meetings with notification to adjacent owners. Pam Willoughby said that she lives across the street from this property and that coming out of her driveway is tenuous. She said she was concerned that if Mr. Lotz backs out of his driveway, it will be dangerous to pedestrians or others coming out of their driveways. Mr. Marvin said that a permit for the driveway has already been approved and that driveway permits can be approved administratively by Public Works without notice. He said that the driveway and garage is designed for turn-around movement on the property. Mr. Lotz clarified that they will not back out of the driveway, as there is room to turn around.

Commissioner Comments:

Commissioner Osorio moved to approve the negative declaration, small subdivision and variance as presented. Commissioner Bryant seconded the motion, but asked that the motion include in Condition 6 that the applicant shall provide deeds or documents for sewage and water easements. Commissioner Osorio accepted this amendment into his motion.

MOTION:

On a motion by Commissioner Osorio, seconded by Commissioner Bryant, it was moved to certify the Negative Declaration and approve the Small Subdivision and Variances with amended Condition 6 that the applicant shall provide deeds or documents for sewage and water easements. The motion passed by the following vote:

AYES: 7 COMMISSIONERS: Bryant, Davis, Garden, McCrone, Osorio, Stocker, Widmar
NOES: 0 COMMISSIONERS: None
ABSENT: 0 COMMISSIONERS: None

Amended Condition of Approval

6. **Public Works Condition.** The applicant shall comply with all requirements of the Public Works Department. Prior to recording the Parcel Map for the Small Subdivision the applicant will need to prepare and submit the Map for review and approval by the Public Works Department. *The Map submittal shall include all deeds and/or documents necessary to establish utility easements including sewage and water easements.*

6. **643 Cannery Row (After the Quake); Use Permit 07-098; Applicant Allen Robinson for The Sienna Company; Owner Turie Cavaliere; C-R Zoning District; Exempt from CEQA Requirements. (Continued from August 28, 2007.)**

Two-story addition to an existing one-story commercial building. Addition includes six (6) new residential units. First floor commercial to be retained. Three-story height conforms to Zoning standard. Water via previous use credits and parking waiver proposal based on previous approval and paid parking adjustments.

**ACTION: Approved Use Permit as amended requiring only one parking space per residential unit and an annual reporting requirement to document the number of cars per resident and compliance with parking permit requirements.
7-0-0.**

Staff Presentation/Commissioners Questions:

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

Applicant:

Allen Robinson, Architect, said that this project is in compliance with the Cannery Row Conservation District design program and that both the Architectural Review Committee and Historic Preservation Commission believe that the scale and mass of the building is in compliance and is the proper size for the site. He said that they will work with the staff's recommendations but that one parking space per unit will help make it make it affordable and occupants can go to the city to obtain another parking permit if they wish.

Public Comments:

None.

Commissioner Comments:

Mr. Marvin answered Commissioner Garden's questions regarding parking availability. He said that there is a minimum requirement of one parking space per unit in a mixed-use complex, but that staff recommends two parking spaces per unit because of the large unit sizes. Commissioner Stocker said that he likes the proposal of apartments versus condominiums because it is more likely that someone working in the area will live there. He said that one parking permit per unit is going to be fine; and if two permits are needed, then residents have the opportunity to buy them. He moved for approval including one parking space per unit. Commissioner Garden seconded the motion. Commissioner Osorio said that he does not believe parking to be an issue and that this project is implementing a General Plan goal providing housing for people working in the area. Commissioner Bryant said that she will vote for the project.

Mr. Marvin answered Chair McCrone's question saying that if there is a parking problem in the New Monterey neighborhood, that neighborhood can identify the problem to the City for resolution. Chair McCrone said that he supports the motion, but would like to see an audit in about two years to see if there are 12 cars belonging to residents. Mr. Marvin said that Condition 4 requires reporting documents on an annual basis and that report can include the number of vehicles per resident to see if one space is adequate. Commissioner Stocker and Garden agreed with the modification to Condition 4. Commissioner Widmar said that it is unreasonable to ask the owner to be a parking enforcer, but that collecting data is a good idea.

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner Garden, it was moved to approve the Use Permit as amended requiring only one parking space per residential unit and an annual reporting requirement to document the number of cars per resident and compliance with parking permit requirements. The motion passed by the following vote:

AYES: 7 COMMISSIONERS: Bryant, Davis, Garden, McCrone, Osorio, Stocker, Widmar
NOES: 0 COMMISSIONERS: None
ABSENT: 0 COMMISSIONERS: None

Amended Condition of Approval:

4. **Planning Division and Parking Division Condition.** That prior to issuance of an occupancy permit for the residential portion of the building the applicant shall execute an agreement with the Parking Division to provide one a minimum of two parking permit for each residential unit (12 6 permits minimum) to allow resident vehicles to park in the Cannery Row 1 Garage or other available parking facility as determined acceptable by the Parking Superintendent. The Parking agreement shall specify that each lease or residential rental agreement shall include the requirement for the parking permit and the applicant or owner or any future owner of this property shall submit annual documentation of compliance with this condition to the Planning and Parking Divisions. *An annual report shall also be submitted to the Planning Division to report how many cars there are per resident.*

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 agendaize a matter of business on a future agenda (G.C. 54954.2).

7. **Response to Commissioners' Comments at August 28, 2007 meeting. Report received. There were no new comments.**

PLANNING DIVISION UPDATES

This report supplies information on activities or announcements and may request clarification or direction regarding scheduling of Commission meetings and study sessions.

8. **Planning Division Updates. Report received and reviewed.**
- Mr. Marvin commented on the work program tasks that were attached to the Update.
 - Mr. Marvin reviewed the September 25, 2007 Planning Commission Tentative Agenda. He said that it may be moved to an afternoon only session and that no field trip is required.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:25 P.M.

APPROVED:

ATTEST:

Planning Commission Chair Bill McCrone

Senior Planner Richard S. Marvin

Respectfully Submitted, Terry Lebda
Recording Secretary
Planning Commission