

MINUTES OF A REGULAR MEETING OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH, HELD IN THE BOARD ROOM OF THE HARBOR DEPARTMENT ADMINISTRATION BUILDING AT 925 HARBOR PLAZA, LONG BEACH, CALIFORNIA, ON MONDAY, FEBRUARY 5, 2007, AT 1 P.M.

Present: Commissioners: Topsy-Elvord, Walter, Hancock, Cordero, Hankla
Absent: " None

Also present:

R. D. Steinke	Executive Director
S. B. Rubin	Managing Director
C. Lytle	Managing Director
G. T. Hein	Executive Officer to the Board
D. A. Thiessen	Chief Harbor Engineer
S. Larson	Interim Director of Human Resources
H. C. Morris	Director of Communications
S. Joumblat	Chief Financial Officer
D. L. Albrecht	Director of Information Management
R. Rich	Director of Maintenance
R. G. Kanter	Director of Planning
K. J. Adamowicz	Acting Director of Real Estate
C. Perrone	Director of Security
D. B. Snyder	Director of Trade Relations
C. A. Kemp	Director of Government Affairs
R. S. Baratta	Director of Risk Management
D. T. Holzhaus	Principal Deputy City Attorney

PRESIDENT HANKLA PRESIDED AS CHAIRPERSON.

APPROVAL OF MINUTES.

Upon motion by Commissioner Topsy-Elvord, seconded by Commissioner Walter and unanimously carried, the minutes of the regular meeting of January 29, 2007, were declared read and approved as read.

PUBLIC COMMENTS.

Mr. Mark Block addressed the Board and stated his company manufactures a fuel efficiency product.

President Hankla thanked Mr. Block for his comments and referred him to Dr. Kanter, Director of Planning.

CONSENT CALENDAR – ITEM NOS. 1-5.

1. ORTIZ ENTERPRISES, INC. - PARTIAL ACCEPTANCE OF WORK UNDER SPECIFICATION NO. HD-S2103A - PARTIAL RELEASE OF RETENTION.

Communication from D. A. Thiessen, Chief Harbor Engineer, dated January 31, 2007, advising that Ortiz Enterprises, Inc., has satisfactorily partially completed, as of January 22, 2007, the Ocean Boulevard and Terminal Island Freeway Interchange, as described in Specification No. HD-S2103A, and recommending that said work be accepted as partially complete as of that date, and the release of partial retention, in the amount of \$1,081,206.03, was presented to the Board. The recommendation was approved by the Executive Director.

2. MANSON CONSTRUCTION COMPANY – EXECUTIVE DIRECTOR AUTHORIZED TO APPROVE ADDITIONAL STAFF CHANGE ORDER AUTHORITY FOR THE CONSTRUCTION ON PIER G UNDER SPECIFICATION NO. HD-S2170A – APPROVED.

Communication from D. A. Thiessen, Chief Harbor Engineer, dated January 31, 2007, recommending approval of additional staff change order authority with Manson Construction Company for the Pier G, Berth G232, Wharf and Backlands Project, under Specification No. HD-S2170A, in the amount of \$900,000, was presented to the Board. The request was approved by the Executive Director.

3. JACOBS CIVIL, INC. - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE SECOND AMENDMENT TO CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE OCEAN BOULEVARD AND TERMINAL ISLAND FREEWAY INTERCHANGE PROJECT – DOCUMENT NO. HD-6792B.

Communication from D. A. Thiessen, Chief Harbor Engineer, dated January 31, 2007, requesting approval of an amendment to Contract with Jacobs Civil, Inc., for construction management services for the Ocean Boulevard and Terminal Island Freeway Interchange Project, for a time extension to June 30, 2008, was presented to the Board. The request was approved by the Executive Director.

4. GILL V. HICKS AND ASSOCIATES, INC. - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE FOURTH AMENDMENT TO CONTRACT FOR THE TRUCK TRIP AND EMISSIONS REDUCTION PROGRAM - DOCUMENT NO. HD-6788D - WO NO. 5058 - SUPPLEMENT NO. 7 - APPROVED.

Communication from Robert Kanter, Director of Planning, dated January 26, 2007, requesting approval of an amendment to Contract with Gill V. Hicks and Associates, Inc., for the Truck Trip and Emissions Reduction Program, and WO No. 5058, Supplement No. 7, both in the amount of \$217,360, was presented to the Board. The request was approved by the Executive Director.

5. LEVEL I HARBOR DEVELOPMENT PERMITS – RECEIVED AND FILED.

Communication from Robert Kanter, Director of Planning, dated January 31, 2007, requesting that the following Level I Harbor Development Permits be received and filed:

HDP #06-149	Tidelands Oil Production Company – Pipeline Repair
HDP #06-167	THUMS Long Beach Company – Vapor Recovery System Upgrades
HDP #07-009	Ribost Terminal – Pump Starter Replacement

was presented to the Board. The request was approved by the Executive Director.

Commissioner Hancock moved, seconded by Commissioner Walter that the communications be received and filed and that Items Nos. 1-5 be approved as recommended. Carried by the following vote:

AYES:	Comms:	Topsy-Elvord,Walter,Hancock,Cordero,Hankla
NOES:	“	None
ABSENT:	“	None

REGULAR AGENDA.

6. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT – EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE RIGHT OF ENTRY AGREEMENT FOR AIR MONITORING EQUIPMENT ON PROPERTY LOCATED AT 1265 HARBOR AVENUE - DOCUMENT NO. HD-7133 - RESOLUTION NO. HD-2347 - ADOPTED.

Communication from Karl Adamowicz, Acting Director of Real Estate, dated January 30, 2007, recommending authorization of the Right of Entry Agreement with South Coast Air Quality Management District for air monitoring equipment on property located at 1265 Harbor Avenue, was presented to the Board together with the authorizing resolution therefore. The recommendation was approved by the Executive Director.

Commissioner Topsy-Elvord moved, seconded by Commissioner Cordero that the communication be received and filed and that the resolution entitled “A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A RIGHT OF ENTRY AGREEMENT BETWEEN THE CITY OF LONG BEACH, ACTING BY AND THROUGH ITS BOARD OF HARBOR COMMISSIONERS, AND THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT FOR THE USE OF CERTAIN PREMISES IN

THE HARBOR DISTRICT, AND MAKING A DETERMINATION RELATING THERETO," be declared read and adopted as read. Carried by the following vote:

AYES:	Comms:	Topsy-Elvord,Walter,Hancock,Cordero,Hankla
NOES:	"	None
ABSENT:	"	None

7. LONG BEACH CONTAINER TERMINAL, INC. – EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE SEVENTH AMENDMENT TO PREFERENTIAL ASSIGNMENT AGREEMENT FOR A MARINE CONTAINER TERMINAL ON PIER F – FIRST READING OF ORDINANCE.

Communication from Karl Adamowicz, Acting Director of Real Estate, dated January 29, 2007, recommending approval of the Seventh Amendment to Preferential Assignment Agreement with Long Beach Container Terminal, Inc., for a marine container terminal on Pier F, was presented to the Board together with the authorizing ordinance therefore. The recommendation was approved by the Executive Director.

Commissioner Topsy-Elvord moved, seconded by Commissioner Hancock that the communication be received and filed and that the ordinance entitled, "AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SEVENTH AMENDMENT TO PREFERENTIAL ASSIGNMENT AGREEMENT BETWEEN THE CITY OF LONG BEACH, ACTING BY AND THROUGH ITS BOARD OF HARBOR COMMISSIONERS, AND LONG BEACH CONTAINER TERMINAL, INC., FOR THE USE OF CERTAIN PREMISES IN THE HARBOR DISTRICT, AND MAKING A DETERMINATION RELATING THERETO," be declared read for the first time and laid over for its second and final reading. Carried by the following vote:

AYES:	Comms:	Topsy-Elvord,Walter,Hancock,Cordero,Hankla
NOES:	"	None
ABSENT:	"	None

NEW BUSINESS.

Mr. Snyder stated the 9th Annual CITT Town Hall meeting will be held on Wednesday, February 7, from 6:00 – 8:30 p.m. at the Carpenter Center on the campus of CSULB. He stated the Keynote Speaker is the Honorable Michael Jackson, Deputy Secretary, U.S. Department of Homeland Security.

CLOSED SESSION.

At 2:15 p.m., President Hankla recessed the Board meeting to hold a closed session:

PUBLIC EMPLOYEE APPOINTMENT/EMPLOYMENT

Closed session pursuant to Section 54957 of the Government Code to consider the appointment and employment of a Managing Director of Engineering.

At 3:00 p.m., the meeting was again called to order by President Hankla.

ADJOURNED.

At 3:01 p.m., Commissioner Cordero moved, seconded by Commissioner Walter that the meeting be adjourned sine die. Carried by the following vote:

AYES:	Comms:	Topsy-Elvord,Walter,Hancock,Cordero,Hankla
NOES:	"	None
ABSENT:	"	None

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S**D E C E M B E R 2 1 , 2 0 0 6**

The regular meeting of the City Planning Commission and public hearing convened on December 21, 2006, at 1:36pm in the City Council Chambers, 333 W. Ocean Boulevard, Long Beach, CA.

PRESENT: COMMISSIONERS: Leslie Gentile, Charles Greenberg,
Morton Stuhlbarg, Charles Winn,
Matthew Jenkins, Nick Sramek

ABSENT: EXCUSED: None

CHAIRMAN: Leslie Gentile

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Angela Reynolds, Advance Planning
Craig Chalfant, Planner
Ira Brown, Planner
Monica Mendoza, Planner
Jeff Winklepleck, Planner

OTHERS PRESENT: Mike Mais, Deputy City Attorney
Mark Sandoval, Parks, Rec & Marine
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

The pledge of allegiance was led by Commissioner Stuhlbarg.

M I N U T E S

The minutes of November 2, 2006 were approved on a motion by Commissioner Winn, seconded by Commissioner Sramek and passed 4-0-2. Commissioners Jenkins and Greenberg abstained.

S W E A R I N G O F W I T N E S S E S**C O N S E N T C A L E N D A R**

Item 1F was moved to the Regular Agenda.

Commissioner Winn moved to accept the staff recommendations for Items 1A, 1B, 1C, 1D, 1E and 1G. Commissioner Stuhlbarg seconded the motion, which passed unanimously.

1A. Case No. 0606-25, Conditional Use Permit, CE 06-135

Applicant: Royal Street Communications (Metro PCS)
Pacific Communication Group Inc., authorized
agent, Leslie Paramo, representative
Subject Site: 1455 Magnolia (Council District 7)
Description: Request for approval of a Conditional Use
Permit to construct and maintain a ground-mounted cellular
and personal communication services facility, consisting of
a forty-five foot high monopole antenna structure designed
as a palm tree with accessory equipment.

Continued to a date uncertain.

1B. Case No. 0609-08, Condominium Conversion, CE 06-208

Applicant: Rey Berona
Subject Site: 526 Lime Avenue (Council District 1)
Description: Request for approval of Tentative Tract Map
No. 64962 for the conversion of eight apartment units into
condominiums.

Approved Tentative Tract Map No. 64962 subject to conditions.

1C. Case No. 0608-32, Condominium Conversion, CE 06-190

Applicant: Curtis P. Grieder c/o K. C. Coultrup
Subject Site: 1119 Dawson Avenue (Council District 4)
Description: Request for approval of Tentative Tract Map
No. 67158 for the conversion of nine apartment units into
condominiums.

Approved Tentative Tract Map No. 67158 subject to conditions.

1D. Case No. 0608-50, Condominium Conversion, CE 06-201

Applicant: Curtis P. Grieder c/o K. C. Coultrup
Subject Site: 2914 E. 16th Street (Council District 4)
Description: Request for approval of Tentative Tract Map
No. 67154 for the conversion of eight apartment units into
condominiums.

Approved Tentative Tract Map No. 67154 subject to conditions.

1E. Case No. 0606-19, Condominium Conversion, CE 06-128

Applicant: Amit Weinberg
Subject Site: 1015 E. 5th Street (Council District 2)
Description: Request for approval of Tentative Tract Map No. 66240 to convert eight residential dwelling units of an existing apartment building into condominiums.

Approved Tentative Tract Map No. 66240 subject to conditions.

1F. Case No. 0608-31, Condominium Conversion, CE 06-189

Applicant: K. C. Coultrup
Subject Site: 1721 Coronado Avenue (Council District 4)
Description: Request for approval of Tentative Tract Map No. 67152 to convert eight residential dwelling units of an existing apartment building into condominiums.

Removed to the Regular Agenda.

1G. Case No. 9805-11 (Mod), Modification, ND 07-05

Applicant: Chart Industries c/o Tom Smith
Subject Site: 2536 E. 67th Street (Council District 9)
Description: Request to modify an existing Conditional Use Permit to install a new 20,000 gallon Liquefied Natural Gas (LNG) tank at an existing refuse truck refueling facility.

Continued to the January 4, 2007 meeting.

R E G U L A R A G E N D A

1F. Case No. 0608-31, Condominium Conversion, CE 06-189

Applicant: K. C. Coultrup
Subject Site: 1721 Coronado Avenue (Council District 4)
Description: Request for approval of Tentative Tract Map No. 67152 to convert eight residential dwelling units of an existing apartment building into condominiums.

Monica Mendoza presented the staff report recommending approval of the request since the conversion would comply with subdivision requirements while providing increased home ownership opportunities.

Jacqueline Moore, 1721 Coronado #202, asked for an explanation of the conversion process.

Commissioner Sramek moved to approve Tentative Tract Map No. 67152 subject to conditions. Commissioner Jenkins seconded the motion, which passed unanimously.

2. Case No. 0610-12, Administrative Use Permit, Local Coastal Development Permit, CDE 06-231

Applicant: Natalie Kotsch
Subject Site: 1826 E. 1st Street (Council District 4)
Description: Request for approval of an Administrative Use Permit to legalize four dwelling units creating a total of eight dwelling units.

Greg Carpenter announced that the applicant had requested a continuation of the item.

Commissioner Jenkins moved to continue the item to the January 4, 2007 meeting. Commissioner Sramek seconded the motion, which passed unanimously.

3. Case No. 0610-29, Site Plan Review, Standards Variance, Administrative Use Permit, Modification to Master Plan, EIR Addendum 18-06

Applicant: Rancho Los Cerritos
c/o Dennis Eschen for the City of Long Beach
Department of Parks, Recreation & Marine
Subject Site: 4600 Virginia Road (Council District 8)
Description: Implementation of Phase II of the Rancho Los Cerritos Master Plan and request for approval of a Site Plan Review for a 2,900 sq.ft. Visitor's Center, 850 sq.ft. Caretaker's Residence, and associated improvements; and an Administrative Use Permit, Standards Variance and Modification to the Master Plan to allow eight required staff parking spaces to be provided off-site as joint-use parking spaces at the Virginia Country Club without a deed restriction.

Commissioner Winn announced that he would recuse himself due to a potential conflict of interest.

Jeff Winklepleck presented the staff report recommending adoption of the addendum and approval of the other requests, since no negative impacts were anticipated and because the

topography of the site, adding that Phase II would improve the visitor experience at the Rancho.

Ellen Calomiris, 4600 Virginia Avenue, Historical Sites Officer, outlined the scope and amenities of the project and its context to the historical aspects of the Rancho. In response to a query from Commissioner Stuhlbarg, Ms. Calomiris explained that the parking was contracted between the City, the Rancho Foundation and the country club in a mutually beneficial, open-ended agreement for road improvement.

Commissioner Jenkins moved to adopt addendum 18-06 to Environmental Impact Report 25-99 SCH #99148658, and to approve the requests for Site Plan Review, Administrative Use Permit, Standards Variance and Modification to the Master Plan, subject to conditions.

Commissioner Stuhlbarg seconded the motion, which passed 5-0. Commissioner Winn had recused himself from voting.

4. Negative Declaration 11-06

Applicant: Mark Sandoval, Department of Parks,
Recreation and Marine
Subject Site: Belmont Veteran's Memorial Pier and
Long Beach Harbor (Council District 3)
Description: Request adoption of Mitigated Negative
Declaration (ND 11-06) for Belmont Pier boat mooring
project.

Craig Chalfant presented the staff report recommending adoption of the Negative Declaration since it reflects the lead agency's independent judgment and analysis determining that the project would not have any unavoidable adverse impacts upon the environment.

Mark Sandoval, Parks, Recreation and Marine, gave a presentation showing how the City would maintain strict oversight of the project, and its sensitivity to the environment.

Commissioner Greenberg noted that the CEQA application was again being presented before the project approval, and he asked what discretion City had with respect to a project that might require CEQA review.

Mr. Mais explained that the Coastal Commission would not accept the project for review without some environmental groundwork,

and they required a local agency environmental document before allowing the project to go forward.

In response to a query from Commissioner Jenkins, Mr. Sandoval declared that there had been no problems in the past with sewage discharge from the boats.

Mr. Sandoval added that if the Parks, Recreation and Marine Department did not like the project, they would have turned it down at the beginning.

Dan Salas, 100 Aquarium Way, Harbor Breeze Cruises, expressed support for the Marine Bureau and said they were very responsive to sewage and trash disposal maintenance issues. He added that he felt the proposal was environmentally friendly and needed by local boaters.

Joe Geever, Southern California Regional Manager, Surfrider Foundation, 8117 W. Manchester Ave. #297, Playa del Rey, said the Surfriders were opposed to the project because they felt it would negatively impact the already-degraded water quality, and they would not support the project without further examination of water quality issues.

Commissioner Greenberg commented that he did not feel that the evidence provided by Surfriders proved the project would worsen the water quality.

Bud Lorbeer, 5320 E. 2nd Street, expressed support for the project, saying that the new moorings were safer and less destructive to the ocean floor.

William Davidson, 31 The Colonnade, said he felt the Negative Declaration was insufficient, and that open moorings would attract out-of-town boaters, further affecting water quality. Mr. Davidson added that he thought enforcement of sewage was difficult if not impossible.

Commissioner Greenberg agreed that there was not enough information to accurately judge several issues, but that opponents did not have solid evidence against the proposal either.

Gordana Kajer, 235 Loma Avenue, Chair, Long Beach chapter of Surfriders, expressed opposition to the project, saying she thought the environmental document was inadequate and the influx of many more boats would worsen water quality.

Michael O'Toole, 143 Tivoli, expressed support for the project, saying he felt it would have a positive impact on the environment, since the breakwater-created calm area should be developed for recreational uses, especially with the new, safer mooring balls.

Mark Sandoval mentioned that tank dye checks for sewage discharge would be mandatory. Mr. Mais added that the condition was part of the mitigation monitoring program, incorporated by reference.

Commissioner Jenkins suggested that any environmental protection requirements should be mandatory, not voluntary.

Angela Reynolds commented that staff had looked at the existing regulations and had decided that all potential impacts from mooring would be adequately mitigated by a Negative Declaration. Ms. Reynolds added that mooring-user regulations would be part of the concessionaire's contract, mandatory and enforced by the City, which staff felt was wholly adequate for this type of project.

In response to a query from Chairman Gentile regarding use of the new moorings, Mr. Sandoval asserted that they would be an asset to local boaters, many of whom were hesitant to cross the channel, who would then be able to enjoy their boats closer to shore.

Commissioner Winn commented that he was not convinced there would be any negative impact on water quality as a result of the new moorings, and that actually as conditioned, the City would have a better chance of controlling boats and their impacts.

Commissioner Winn then moved to adopt Mitigated Negative Declaration ND 11-06 and the Mitigation Monitoring Program for ND 11-06.

Commissioner Stuhlbarg commented that he was leaning heavily on staff's satisfaction with the environmental documents, and he seconded the motion.

Commissioner Sramek said he could not support the motion because he felt the proposed mitigation measures were inadequate, especially since they would increase local use of area waters, which could not help but have a possibly significant impact. Mr. Sramek suggested that a full EIR be done for the project to understand all its implications.

Commissioner Greenberg agreed that the Negative Declaration was insufficient, and that the project required an EIR with unshakeable evidence.

Commissioner Jenkins said he wanted to make sure that specific prerequisites and demands on uses were mandatory to address environmental problems.

Chairman Gentile said the project would activate the beach but with its already compromised water quality she was not sure this would be a positive impact, and she agreed a full EIR would be warranted given the profusion of 'blurry' issues.

Mark Sandoval said that an EIR would be expensive and cost a year of time. He reiterated that they would enforce zero tolerance of violations, and strong daily oversight of boat use, with the concessionaire being contractually obligated to examine every boat every day.

The question was called, and the motion failed in a tie of 3-3, with Commissioners Winn, Stuhlbarg and Jenkins voting in assent, and Commissioners Sramek, Gentile and Greenberg dissenting.

Commissioner Greenberg moved to continue the item to a date uncertain to give the staff an opportunity to revise the Negative Declaration to the satisfaction of the Commission. Commissioner Jenkins seconded the motion which passed unanimously.

5. Storefront Churches

Description: Policy options for storefront churches

Ira Brown presented a PowerPoint outlining the history of storefront churches and the City's oversight of the use. Staff made a recommendation that they be directed to prepare an amendment to the Zoning Regulations to allow churches in commercial zoning districts (except CNP) with an Administrative Use Permit and revise the parking standards for churches to allow greater flexibility in how parking is provided.

Chairman Gentile asked how the biggest issue of parking would be handled, and Mr. Brown stated that the current parking ratio would be maintained with flexibility as to how it was met.

Commissioner Stuhlbarg commented that he liked the revision and opportunity to give zoning more leeway, as long as growth of storefront churches could be monitored.

Commissioner Stuhlbarg then moved to recommend that the Department of Planning and Building draft an ordinance amending the Zoning Code (1) To revise the permitting requirements for new churches and (2) To allow greater flexibility in the method of providing required parking.

Commissioner Sramek agreed that parking and zoning issues should not be a Zoning Administrator decision, saying he felt that the public needed a voice in these matters, and that the Commission should make the decision so it could be appealable to the City Council.

Commissioner Greenberg seconded the motion.

Mr. Greenberg said it would enable neighborhood to participate in decisions that affected them, and he supported the proposed changes because they would allow Administrative Use Permits that could come before the Commission on appeal on a case-by-case basis.

Commissioner Winn added that he wanted to see growth of area churches, and that these recommendations would allow flexibility for applicants.

Commissioner Jenkins expressed support for the ordinance.

The question was called and the motion passed 5-1. Commissioner Sramek dissented.

6. Presentation—Proposed Revisions to the Design Review Process

Suzanne Frick outlined the new process to integrate Planning, RDA and other City department reviews into one seamless process, increasing clarity, predictability and consistency for applicants, staff, the Commission, the RDA and the general public, and creating coordinated and streamlined services for the public.

Chairman Gentile asked about distribution of the applications, and Ms. Frick stated that staff was working towards an eventual single submittal for all agencies. Ms. Gentile expressed concern that if that was to happen, there would not be early enough

opportunities for the Commission to give input before and during the design process on important projects--a chance to elevate the quality of the architecture design details.

Ms. Frick noted that the RDA had the same concerns, and suggested that the Commission initiate a study session when major projects were announced. She added that to avoid confusion of dual authoring, staff was suggesting that the RDA have design review jurisdiction for major projects, and the Planning Commission would have jurisdiction over entitlements.

Commissioner Greenberg echoed Commissioner Gentile's desire that the Commission have an earlier design review.

Ms. Frick promised to bring projects to the Commission shortly after their submission for early feedback, which she said she would welcome.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

M A T T E R S F R O M T H E D E P A R T M E N T O F P L A N N I N G A N D B U I L D I N G

Mr. Carpenter announced that regarding the Certificate of Appropriateness for the Press-Telegram project, the Cultural Heritage Commission had decided to continue the item to allow the applicant to make more efforts towards preservation in consideration of the privilege.

Mr. Carpenter also noted that Councilman De Long had established a committee to re-evaluate PD-1/SEADIP and wanted to include Commission input in revising area standards.

M A T T E R S F R O M T H E P L A N N I N G C O M M I S S I O N

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 4:41pm.

Respectfully submitted,

~~Marcia Gold~~
Minutes Clerk