MINUTES
HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, FEBRUARY 23, 2010
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

	A	*P*	*P*	*P*	*P*	*P*	*P*
ROLL CALL:	*Mantini,*	*Scandura,*	*Speaker,*	*Farley,*	*Shier Burnett,*	*Delgleize,*	*Livengood*

Commissioner Mantini was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY SPEAKER, SECONDED BY SHIER BURNETT, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF FEBRUARY 23, 2010, BY THE FOLLOWING VOTE:

AYES: **Scandura, Speaker, Farley, Shier Burnett, Delgleize, Livengood**
NOES: **None**
ABSENT: **Mantini**
ABSTAIN: **None**

MOTION APPROVED

Commissioner Mantini arrived at 6:03 PM.

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. TENTATIVE TRACT MAP NO. 17296 (HUNTINGTON SHORECLIFFS MOBILE HOME PARK SUBDIVISION) – Ethan Edwards, Associate Planner

Ethan Edwards, Associate Planner, gave a brief overview of the proposed project. He noted that a Subdivision Committee meeting on this project will be held on February 25, 2010. He also noted that this item will come before the Planning Commission at the public hearing on March 9, 2010.

Commissioner Livengood discussed Public Works' suggested conditions of approval #3 a through l (staff report attachments 4.4 and 4.5). He asked Public Works to provide a cost estimate for these proposed site improvements and asked when the improvements would be completed. He requested further details regarding the drainage fee. Acting Principal Civil Engineer Steve Bogart said that the proposed drainage fee would be enacted on all properties, and that

Public Works has no record of this fee being paid for this site. Mr. Livengood asked that Public Works provide more information on this subject at the public hearing. He also asked if some of the off-site water drains into and through the park. Mr. Bogart confirmed this, and said that the proposed code requirements would require the subdivision to construct and underground a pipe to address this drainage pattern. Mr. Bogart also noted that re-routing this drainage through Delaware Street would be cost prohibitive.

Mr. Livengood asked about proposed street improvements to Beach Blvd. Commission Delgleize questioned if these improvements would still take place if the Planning Commission denies the project. Mr. Edwards said that was uncertain.

Commissioner Shier Burnett asked if delaying the date of the Subdivision Committee meeting would affect the appeal. Planning Manager Herb Fauland said no.

Commissioner Scandura noted the changes from the applicant's previous subdivision map and asked if it was generally the same application. Mr. Edwards said yes, except for the changes to the proposed map. Mr. Scandura also asked if the same requirements and conditions will apply and Mr. Edwards confirmed this.

Commissioner Mantini discussed the applicant's new tenant survey and noted that nearly 100% of the residents were against the proposed subdivision.

Chair Farley said that the legal notice of the public hearing was provided to the residents. He also noted that the Homeowners Association sent the residents a survey on January 18, 2010. He said that he would like to see the results of that survey at the public hearing.

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SHIER BURNETT, TO MOVE ITEM NO. SS #C (PUBLIC COMMENTS) BEFORE ITEM NO. SS #B-1, BY THE FOLLOWING VOTE:

AYES:	**Mantini, Scandura, Speaker, Farley, Shier Burnett, Delgleize, Livengood**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**None**

MOTION APPROVED

THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

B. STUDY SESSION ITEMS

B-1. PLANNING COMMISSION GOALS 2010 – Chairman Blair Farley

A MOTION WAS MADE BY FARLEY, SECONDED BY DELGLEIZE, TO CONTINUE ITEM NO. SS #B-1 TO A DATE UNCERTAIN, BY THE FOLLOWING VOTE:

AYES:	**Mantini, Scandura, Speaker, Farley, Shier Burnett, Delgleize, Livengood**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**None**

MOTION APPROVED

THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

C. PUBLIC COMMENTS

Mary Jo Baretich, resident at Cabrillo Mobilehome Park, spoke in opposition to Item No. SS A-1 (Huntington Shorecliffs). She noted that many of the residents are senior citizens on a limited income and would not be able to afford to purchase their homes after the subdivision.

Sharon Dana, member of Huntington Shorecliffs Homeowners Association, spoke in opposition to Item No. SS A-1. She cited concerns with current park conditions, including overflowing storm drains within the park and on Beach Blvd. She also said that the overflow of water makes the ground muddy and unsafe for the elderly.

William Seymore, resident at Huntington Shorecliffs, spoke in opposition to Item No. SS A-1. He cited concerns with the current state of the park and the repairs that need to be made. He also questioned the oil well on the site and questioned if it was capped properly.

Steve Gullage, president of Huntington Shorecliffs Homeowners Association, spoke in opposition to Item No. SS A-1. He said that due to the current lot deterioration at the Huntington Shorecliffs park, all the homes should be moved to a new, environmentally safe location

John Guesno, resident at Huntington Shorecliffs, spoke in opposition to Item No. SS A-1. He said that the prior park owner and the current park owner have both promised to fix the water overflow problems at the park, but conditions remain the same. He also said that he thinks the proposed subdivision would be an economic disaster for the residents.

Boyd Hill, applicant, from Hart, King & Coldren, spoke in favor of Item No. SS A-1. He said that if the residents choose not to purchase their units after the subdivision, it won't have a negative economic impact. He also said that the park owners are willing to assist the renters with purchasing their homes. He said he feels that the Planning Commission's purview is to decide on the legality of the proposed Mobilehome park conversion.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager, reviewed the items for tonight's meeting. He noted that the recommendation for Items No. B-2 (Wells Fargo ATM) and No. D-1 (HB Alley Vacation) is to continue both items.

E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

F. PLANNING COMMISSION COMMENTS - NONE

6:40 PM – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Mantini

	P	P	P	P	P	P	P
ROLL CALL:	***Mantini,***	***Scandura,***	***Speaker,***	***Farley,***	***Shier Burnett,***	***Delgleize,***	***Livengood***

AGENDA APPROVAL

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SPEAKER, TO MOVE ITEMS NO. B-2 AND D-1 BEFORE ITEM NO. B-1 AND TO APPROVE THE PLANNING COMMISSION AGENDA OF FEBRUARY 23, 2010, BY THE FOLLOWING VOTE:

AYES: Mantini, Scandura, Speaker, Farley, Shier Burnett, Delgleize, Livengood
NOES: None
ABSENT: None
ABSTAIN: None

MOTION APPROVED

THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

A. ORAL COMMUNICATIONS - NONE

B. PUBLIC HEARING ITEMS

B-1. CONDITIONAL USE PERMIT NO. 09-034 (ENDLESS FOOD AND FUN) **Applicant:** Andrew Pereira, ABC Family Entertainment **Request:** To permit the establishment of (a) an approximately 45,867 sq. ft. commercial recreation and entertainment use within an existing multi-tenant commercial shopping center including (b) the sale of beer and wine for onsite consumption. The project will contain a restaurant, banquet and dining facilities, laser tag areas, game center and retail sales area. **Location:** 7227 Edinger Avenue, 92647 (north of Edinger Avenue, east of Gothard Street) **Project Planner:** Andrew Gonzales

STAFF RECOMMENDATION: Motion to: "Approve Conditional Use Permit No. 09-034 with modifications and findings and suggested conditions of approval (Attachment No.1)."

The Commission made the following disclosures:

- Commissioner Mantini has visited the site, attended the study session, and shops at Thomas Furniture.
- Commissioner Scandura has visited the site, attended the study session, and spoken to staff.
- Vice Chair Speaker has visited the site and attended the study session.
- Chair Farley has attended the study session and visited the site.
- Commissioner Shier Burnett has visited the site and attended the study session.
- Commissioner Delgleize has visited the site, met with staff and attended the study session.
- Commissioner Livengood has visited the site and attended the study session.

Andrew Gonzales, Associate Planner, gave the staff presentation and an overview of the project.

Commissioner Shier Burnett noted that the applicant has provided a parking study based on their similar site located in Upland, California. She asked if that site served alcohol and Mr. Gonzales confirmed that it does.

Commissioner Livengood asked about retail parking. Planning Manager Herb Fauland noted that Thomas Furniture has 100 parking spaces.

Commissioner Mantini noted that staff's recommended retail parking ratio is 325 (1 space for each 200 sq. ft.) and the applicant is asking for 248 (1 space for each 300 sq. ft.).

Chair Farley asked about reciprocal/shared parking within the commercial center. Mr. Gonzales said that this site was not analyzed for this type of on-site parking. He said that it was not requested by the applicant, but could be approved via Conditional Use Permit through the city's Zoning Administrator. Mr. Fauland noted that the Planning Commission would need to ask for the request to be amended for that type of use and analysis.

Mr. Farley questioned the length of the lease at Thomas Furniture and Mr. Gonzales said that it is unknown.

Police Captain Chuck Thomas discussed the Police Department's proposed entertainment conditions (referenced in attachment 1.3, item #2i and attachment 6.1, item #8). He said that the Police Department is no longer recommending that no cover charge or admission fee be allowed.

THE PUBLIC HEARING WAS OPENED.

Andrew Pereira, the applicant, spoke regarding Item No. B-1. He thanked Mr. Gonzales and staff for their efforts. He said that his architect and engineer were also present and available to answer questions.

Janette Ditkowsky, owner of Freeway Industrial Park, spoke in favor of Item No. B-1. She noted that Thomas Furniture's lease runs through June of 2012 with two 5-year

options. She said that much of the parking for the proposed project would consist of drive-by and drop-off traffic. She also said that there would be an average of four patrons per car. She noted that these factors would justify her requested 1:300 retail parking ratio.

Commissioner Delgleize asked Mr. Pereira about his similar business in Upland. Mr. Pereira said that the business is doing well and is very family oriented.

Commissioner Scandura asked Ms. Ditkowsky about the Thomas Furniture lease. Ms. Ditkowsky said that Thomas Furniture may choose to extend their lease in June 2012 via two five year options.

Commissioner Delgleize addressed Ms. Ditkowsky and said that she feels that a retail parking ratio of 1:200 would result in a parking deficit.

WITH NO ONE ELSE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.

Mr. Scandura said that he has driven past the site's parking lot and it's frequently close to empty. He also said that the applicant has valid reasons to support their requested parking ratio, and staff has valid reasons to support their recommended parking ratio. He recommended approving the 1:300 ratio now and revisiting the issue within one year.

Commissioner Speaker said that the 1:300 parking ratio can be justified by looking at the uses within the commercial center.

Ms. Shier Burnett asked if the Planning Commission approves staff's recommendation of a 1:200 parking ratio, what would happen if Thomas Furniture decides to vacate. Mr. Gonzales said in that instance, the applicant could come before the Planning Commission again, but with a different application for shared or joint use parking.

Mr. Livengood directed the Planning Commission's attention to staff report page 7, and asked that they look at the commercial center uses.

Ms. Mantini noted that she doesn't want to place a burden on Endless Food and Fun or the property owner (Freeway Industrial Park).

Commissioner Scandura questioned the process if Thomas Furniture decides to vacate. Mr. Fauland said that when and if they vacate, there may be a more intensive use that may require more parking. At that time, the property owner could ask for a variance or shared or joint parking. Mr. Fauland confirmed that this item would then come before the Planning Commission. However, he noted that staff believes a retail ratio (1:200) is the appropriate parking requirement for the proposed use.

Mr. Scandura recommended approving the 1:300 retail parking ratio.

A MOTION WAS MADE BY SCANDURA, SECONDED BY SPEAKER, TO APPROVE CONDITIONAL USE PERMIT NO. 09-034 WITH MODIFICATIONS AND FINDINGS AND SUGGESTED CONDITIONS OF APPROVAL, BY THE FOLLOWING VOTE:

AYES:	**Mantini, Scandura, Speaker, Farley, Shier Burnett, Delgleize, Livengood**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**None**

MOTION APPROVED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project involves because the project consists of minor alterations to a commercial suite within an existing shopping center.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2009-034:

1. Conditional Use Permit No. 2009-034 for the establishment, maintenance and operation of (a) an approximately 46,000 sq. ft. commercial recreation and entertainment use within an existing multi-tenant commercial shopping center and (b) sale of alcoholic beverages for onsite consumption will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The project will be within a unit of an existing multi-tenant commercial shopping center in an area comprised of similar commercial uses. The project will be fully contained within the unit's interior and will not result in additional building floor. The project will not modify onsite vehicular circulation and will be provided with efficient vehicular ingress/egress from the adjacent right-of-way and adjoining commercial properties. The project will not be located in close proximity to potentially sensitive land uses. The project will be adequately parked and will not have any significant impacts onto abutting properties. As conditioned, all pedestrian queuing occurring at the entrance of the facility shall be contained entirely within the building and, therefore, will not impact existing pedestrian access. Furthermore, the consumption of alcoholic beverages (i.e., beer and wine) will be wholly contained within the building's interior and shall be limited to within the restaurant and designated dining areas. The project will not generate significant noise, odors, or other detrimental impacts onto surrounding properties.

2. The conditional use permit will be compatible with surrounding uses because the commercial recreation and entertainment use will be conducted wholly within the interior of an existing unit within an established district containing similar commercial uses. Other existing indoor recreational uses have been established within commercial areas and maintain similar characteristics to existing commercial uses in the surrounding area. Additionally, the onsite sale and consumption of alcoholic beverages will be ancillary to the project and will occur entirely within the interior of the building.

3. The proposed conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision

Ordinance and any specific condition required for the proposed use in the district in which it is located. The existing building conforms to applicable site development standards including required minimum setbacks, minimum onsite parking, and maximum floor area ratio. Commercial recreational uses and the onsite sale of alcoholic beverages is permit within the CG (Commercial General) zoning district with the approval of a conditional use permit.

4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of CG-F1 (Commercial General – Maximum Flood Area Ratio) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

   A. *Land Use Element*

      Objective – LU 7.1: Accommodate the development of a balance of land uses that provides for commercial, employment, entertainment, and recreation needs of existing and future residents, and provides employment opportunities for residents of the City and the surrounding region and captures visitor and tourist activity.

      Objective – LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, and capitalize on Huntington Beach's recreational resources.

      Policy – 10.1.8: Require that entertainment, drinking establishments, and other similar uses provide adequate physical and safety measures prevent negative impacts on adjacent properties.

      The proposed project will offer a new use to an existing multi-tenant commercial shopping center that will provide a wide arrange and diversity of commercial uses and cater to the needs of local residents and residents in the surrounding region. The project will provide a unique commercial use that will encourage tourism to the site and the surrounding area. The project will facilitate employment opportunities as the project is anticipated to employ approximately 100 to 150 people. To mitigate potential impacts associated with the project, especially with the onsite sale and consumption of alcohol, further regulations have been imposed to ensure that consumption is contained within designated areas of the business including restrictions on food service, hours of operation, and special events.

   B. *Economic Element*

      Policy – ED 2.4.2: Seek to capture the "new growth" businesses such entertainment-commercial developments.

      Policy– ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market place.

      The project is located along a highly focal corridor of the City which contains existing restaurants, retail, and entertainment uses. The project serves to provide a diversity of uses along Edinger Avenue and serves to facilitate in the expansion of commercial uses within this district with vibrant and unique uses.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2009-034:

1. The site plan, floor plans, and elevations received and dated January 5, 2010, shall be the conceptually approved design.
2. The use shall comply with the following:
   a. Onsite parking shall be provided for the facility at a ratio of 1 parking space per 300 sq. ft. of gross floor area.
   b. The hours of operation shall be limited between the following hours:
      i. Monday - Thursday: 11:00 AM and 10:00 PM
      ii. Friday: 11:00 AM and 12:00 AM
      iii. Saturday: 7:00 AM and 12:00 AM
      iv. Sunday: 7:00 AM and 10:00 PM
   c. All entertainment must cease no less than 30 minutes prior to the posted or scheduled closing time, and no later than the time authorized by this permit. (**PD**)
   d. Patron queuing shall occur entirely within the building. No outside queuing shall be permitted.
   e. Types of Entertainment: Amplified and non-amplified music, entertainment is limited to a disc jockey and laser tag. (**PD**)
   f. No games or contest requiring or involving the consumption of alcoholic beverages shall be permitted. (**PD**)
   g. Service, possession, and consumption of alcoholic beverages shall only be permitted within the restaurant and dining areas D and E. (**PD**)
   h. Food service from the regular menu must be available to patrons up to thirty (30) minutes before the scheduled closing times. (**PD**)
   i. A 30-day written notice will be given to the Police Department Vice Unit for any special event. (**PD**)
   j. There shall be no requirement for patrons to purchase a minimum number of alcoholic drinks. (**PD**)
   k. There shall be no "Happy Hour" type promotions offering reduced priced alcoholic beverages. (**PD**)
   l. All exterior doors and windows shall be closed during times of entertainment. (**PD**)
   m. All live entertainment must remain inside the establishment at all times. (**PD**)
   n. A minimum of two (2) security guards shall be provided when entertainment is present during any approved special event. (**PD**)
   o. All security guards must be clearly identifiable as security guards and possess a valid California Guard Card. (**PD**)
   p. The license or any representative of the licensee may not pay or promoter for services based upon occupancy or attendance to an event. (**PD**)
   q. All owners, employees, representatives, and agents must obey all state, local, and municipal laws, and conditions of Conditional Use Permit, Alcoholic Beverage Control

License, or any other regulations, provisions, or restrictions prescribed by a regulatory authority with jurisdiction over the premise; at all times. Violations of any law or conditions of the Conditional Use Permit will be considered a violation of this permit under § 5.44.015(c) of the Huntington Beach Municipal Code. (**PD**)

3. The development services departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

4. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (http://www.usgbc.org/DisplayPage.aspx?CategoryID=19) or Build It Green's Green Building Guidelines and Rating Systems (http://www.builditgreen.org/index.cfm?fuseaction=guidelines).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof

B-2. **APPEAL OF THE DESIGN REVIEW BOARD'S DENIAL OF DESIGN REVIEW NO. 09-031 (WELLS FARGO ATM)** **Applicant/Appellant:** Hamilton Pacific **Request:** To review the design, colors and materials of a new Wells Fargo automated teller machine (ATM) located west of Main Street at the building exterior between Jamba Juice and Jack's Girls. **Location:** 101 Main Street, 92648 (northwest corner of Main Street and Pacific Coast Highway – downtown) **Project Planner:** Jill Arabe

STAFF RECOMMENDATION: Motion to: "Continue Design Review No. 09-031 to the April 13, 2010 Planning Commission meeting with the public hearing open at the applicant's request."

Herb Fauland, Planning Manager, reported that staff is recommending a continuance to April 13, 2010, at the applicant's request.

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SPEAKER, TO CONTINUE DESIGN REVIEW NO. 09-031 TO THE APRIL 13, 2010 PLANNING COMMISSION MEETING WITH THE PUBLIC HEARING OPEN, BY THE FOLLOWING VOTE:

AYES:	**Mantini, Scandura, Speaker, Farley, Shier Burnett, Delgleize, Livengood**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**None**

MOTION APPROVED

C. **CONSENT CALENDAR - NONE**

D. **NON-PUBLIC HEARING ITEMS - NONE**

D-1. **GENERAL PLAN CONFORMANCE NO. 09-008 (HB DENTAL ALLEY VACATION)** **Applicant:** City of Huntington Beach **Request:** To determine if the vacation of an approximately 2,864 square foot portion of an unimproved alley right-of-way is in conformance with the goals, objectives, and policies of the General Plan. **Location:** South of Warner Avenue, West of Ash Lane **Project Planner:** Hayden Beckman

STAFF RECOMMENDATION: Motion to: "Adopt Resolution No. 1642, approving General Plan Conformance No. 09-008 with findings (Attachment Nos. 1 and 2)."

Herb Fauland, Planning Manager, reported that staff is recommending a continuance to a date uncertain at the applicant's (Public Works) request. He said that the Public Works Department is requesting this continuance so that staff can continue discussions with neighboring property owners.

A MOTION WAS MADE BY SPEAKER, SECONDED BY DELGLEIZE, TO CONTINUE GENERAL PLAN CONFORMANCE NO. 09-008 TO A DATE UNCERTAIN, BY THE FOLLOWING VOTE:

AYES:	**Mantini, Scandura, Speaker, Farley, Shier Burnett, Delgleize, Livengood**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**None**

MOTION APPROVED

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING
Scott Hess, Director of Planning and Building - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING
Scott Hess, Director of Planning and Building– reported on the items for the next City Council Meeting.

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING
Herb Fauland, Planning Manager – reported on the items for the next Planning Commission Meeting.

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS – NONE

F-2. PLANNING COMMISSION COMMENTS - NONE

ADJOURNMENT: Adjourned at 7:57 PM to the next regularly scheduled meeting of Tuesday, March 9, 2010.

APPROVED BY:

Scott Hess, Secretary

Blair Farley, Chairperson