

## MINUTES

**CITY OF PACIFICA  
PLANNING COMMISSION  
COUNCIL CHAMBERS  
2212 BEACH BOULEVARD**

February 6, 2012

7:00 p.m.

Chair Gordon called the meeting to order at 7:00 p.m.

**ROLL CALL:** Present: Commissioners Brown, Clifford, Campbell,  
Leon, Evans and Chair Gordon  
Absent: Commissioner Langille

**SALUTE TO FLAG:** Led by Commissioner Evans

**STAFF PRESENT:** Planning Director White  
Assistant Planner Horrisberger  
Interim City Attorney Barnhill

**APPROVAL OF ORDER  
OF AGENDA** Commissioner Clifford moved approval of the Order  
of Agenda; Commissioner Leon seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Brown, Clifford, Campbell, Leon, Evans  
and Chair Gordon  
Noes: None

**APPROVAL OF  
MINUTES:  
January 17, 2012** Commissioner Clifford moved approval of the  
minutes of January 17, 2012; Commissioner Leon  
seconded the motion.

Commissioner Leon requested a correction on page 6, stating that, while the names in the  
breakdown of the voting were listed correctly, the number total was not changed to reflect the  
correct number of yes and no votes, which was a 5-2 vote.

The motion carried **6-0**.

Ayes: Commissioners Brown, Clifford, Campbell, Leon, Evans  
and Chair Gordon  
Noes: None

### **DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF FEBRUARY 14, 2012:**

Planning Director clarified that the meeting was on Tuesday, February 14, because of the holiday.  
He stated that the assisted living facility project appeals will be heard.

Commissioner Clifford volunteered as liaison.

Commissioner Brown stated that he would like to attend that meeting also since he missed the  
Commission meeting on that topic.

Commissioner Leon asked staff to clarify protocol on liaisons on these items. He assumed that, to be a liaison, you would have to have been present at the meeting to give input.

Planning Director White stated that it made sense that you were at the meeting and were part of the deliberation.

Commissioner Leon asked if it was necessary that you be in the majority vote to be a liaison, or can a dissenting vote also be one.

Planning Director White stated that he didn't know if there was an actual protocol for that, clarifying that the Commission made a decision in the affirmative which was now being appealed. He assumed that any Commissioner selected as a liaison would be representing the view of the Commission which was in the affirmative, and he assumed that was okay.

Commissioner Leon acknowledged his remarks, adding that he just wanted to clarify that.

**CONSENT ITEMS:**

None.

**PUBLIC HEARINGS:**

- 1. UP-022-12 PV-507-12 USE PERMIT and VARIANCE, filed by the Agent, Gabriella Barr, on behalf of the applicant, Verizon Wireless, to install a new wireless communication facility, including a 50-foot tall tree-pole with six (6) panel antennas and related equipment at Yosemite Drive & Humboldt Court (Frontierland Park), (APN 022-302-180). Recommended CEQA status: Exempt.**

Assistant Planner Horrisberger presented the staff report.

Commissioner Campbell stated that the aerial mount attached showed the antenna from several vantage points, but did not show visual impacts from Big Bend Drive. He was curious why.

Assistant Planner Horrisberger thought the applicant could answer the question, adding that they had asked them to take shots from any rights of way from which the pole would be visible.

Commissioner Leon referred to mention of the variance where it referred to the excess height being necessitated by the topography, slope and heights of nearby trees, and wondered if the applicant would be the one to answer his question regarding how much influence each component had in the height being requested.

Assistant Planner Horrisberger stated that he would be the best one to respond.

Commissioner Clifford stated that he had Verizon as his service and asked the interim City Attorney if it would be okay for him to vote on this, adding that he didn't live within 500 feet of the project and didn't see any specific economic impact on him.

Interim City Attorney Barnhill clarified that the type of financial interests where the company was traded on the Fortune 500 companies would not rise to the level of financial conflict that would require disqualification.

Commissioner Evans asked if there were any other 50-foot poles, besides power poles and telephone poles, in the city limits.

Assistant Planner Horrisberger stated that there were other wireless carriers that have been approved at or above 50 feet, adding that she did not know the exact locations.

Commissioner Evans stated that he only wanted to confirm that there were existing ones.

Chris Power, Verizon representative, thanked staff for their hard work on the report. He stated that he was present to answer any questions by the Commission.

Commissioner Leon referred to the explanation in the staff report for the excess height required, and he was asking how much influence each component has. He explained that, given the history of trees in Pacifica, they come and go with disease, etc., and they come down. He felt that, if the trees were no longer there in the future and they were granting a certain height based on the current height of the trees, he might want to revisit the height of the pole if the trees were no

longer there. He was curious about the amount of impact of each of the three components on the variance request.

Mr. Power stated that the RF design engineer for this region, Russ Benson, was with him and would be the best one to answer the question.

Russ Benson, Sr. RF Design Engineer, stated he was the design engineer for Verizon responsible for the county, adding that he resided in Belmont. He stated that there were three parts, with the biggest one being the topography. With the rolling hills in that part of the valley, they had to try and serve as many valleys as they can and the more height the better. The next was the existing trees, explaining that there were a lot of them, but they would like to be over the top of the trees down on the flat. He acknowledged that they will never get over the top of the trees on the slope near their location and weren't trying to. He stated that the third thing was that a little of the height needed to be above the antennas to make it look like a tree, explaining the specific mechanics.

Commissioner Leon commented that it was good information to learn that the lower trees were the main concern.

Commissioner Evans stated that he thought he could answer the question about not having any shots from Big Bend, asking to be corrected if he was wrong. He stated that he visited the site and checked all the areas and thought, because of the ridge, you cannot see on that side of the hill from Big Bend. He added that you can from adjacent areas, but not specifically from Big Bend because of the ridge between that street and the park. He referred to the pictures which were representative of what the pole would look like.

Mr. Power stated that they look like trees unless you have a trained eye to pick them out.

Commissioner Evans stated that there was no story pole now and he guessed there was one because he thought he saw one in a picture.

Assistant Planner Horrisberger wasn't sure what it was that he was referring to in that picture, but it was not a story pole because it was not at the same location that the antenna would be.

Commissioner Evans thought that was the case because the pole was supposed to be further up the hill in the grove of trees.

Commissioner Clifford referred to the equipment shelter, generator and diesel tank, stating that he thought they were looking at 860 sq. feet in which they would be contained. He thought that the equipment shelter was only 196 sq. feet.

Mr. Power responded affirmatively, but added that the pole would not be in that area.

Commissioner Clifford agreed, adding that he thought this was closer to the restrooms.

Mr. Power responded affirmatively.

Commissioner Clifford stated that he was curious about the emergency generator, adding that a lot of the cell towers came with battery backup rather than an emergency generator.

Mr. Power stated that this had battery backup also.

Commissioner Clifford confirmed that it had battery backup and an emergency generator. He then asked how much noise the generator would make.

Mr. Power stated that it was minus 63 dbm.

Commissioner Clifford asked what it was equivalent to, such as traffic, jackhammers, pianos, etc., specifically where those db's were in relationship to those.

Mr. Power stated that it was similar to what you find in a whisper watt generator, asking if he was familiar with those.

Commissioner Clifford stated that he was not familiar with that.

Mr. Power stated that it wasn't easily explained but assured him that it was nowhere near a jackhammer, rather more like an idling car.

Mr. Benson thought it was like two desktop computers with their fans running.

Mr. Power reiterated that it was like two desktop computers with their fans running.

Commissioner Brown asked how often the generator would be run.

Mr. Power stated that they have to do regular maintenance on it, but it was only on if there was a power outage. He added that it was once a month for regular maintenance to make sure it was working and the fuel levels were well.

Commissioner Brown asked if there were air quality restrictions for running diesel in that canyon.

Assistant Planner Horrisberger responded that she was not aware of any.

Mr. Power stated that they also get a permit from Bay Area Air Quality Management.

Commissioner Brown responded that it was sufficient.

Chair Gordon opened the Public Hearing and, seeing no one, closed the Public Hearing.

Commissioner Leon commented that cell towers have been fairly scrutinized as of late and more contentious than not. He thought this location and the design looked like it would work for him. He understood that the design not looking like a pole required the proper height to get the scale correct. He stated that he would vote for the project as written but he was considering a condition to bring it back for review if the tree canopy changed. Other than that, he saw no way to improve or lessen the impacts of the project.

Commissioner Campbell stated that he was also prepared to approve the project. He noted that the Oddstad School was declared surplus property by the Pacifica School District but it was a

speculative development at this point. He thought, in the future, they should be mindful of cell phone tower placements in the area and keep any issues from coming up in the future.

Commissioner Evans commended Verizon on the design. He felt this tower truly blended in better than anything that has come before him previously, adding that they had some very contentious ones before. He pointed out the positives on the location, and he thought the tree-pole in the tree line would be fine, adding that, by itself, it didn't look so good. He commented that in LA they were palm trees and looked terrible. He was in favor of this project.

Commissioner Clifford stated that he would be voting for this project. He stated that one thing he would like, if Verizon brings another tower forward with a generator, was some data on the noise that it was going to make. He appreciated their answers, but he would like a study reporting the same facts that the applicant was saying.

Chair Gordon stated that he was prepared to vote in favor of the project. He referred to Commissioner Leon's comment about the tree canopy, stating that it fits in visually now because of the height of the trees but, in 5-10 years, if the tree canopy changes dramatically, and the trees surrounding the pole were 30 feet, you have something approved for the property but he wished there was a way to build in a condition. He referred to having a pole sticking out as a visual blight in the future. While it was great now, because we didn't know what was going to happen in that area regarding development, he wished they could build in a condition where, if the Planning Director determined there was a material change in the canopy and the aesthetics no longer worked, there was a way to bring it back to the Commission for further deliberation. He didn't know what it would mean from an engineering or functionality standpoint, but that was his only asterisk to his comfort zone with the project. He invited comment from staff.

Planning Director White thought the two points he made were pertinent. He thought it would be easy to craft a monitoring condition, but he thought the question was, if the tree canopy was altered over time, referring to the present lease being five years, what the alternative would be. He questioned whether the expectation would be that the applicant would modify the tower, although he didn't know if that was even technically feasible or financially reasonable. He reiterated that, if the purpose of the condition was to assess the aesthetic conditions, the question was what the alternatives would be and if they would be feasible alternatives.

Commissioner Leon recalled a previous cell tower when they conditioned it for tree planting screening, and he wonder if the applicant might be willing to participate in ongoing maintenance. He also recalled screening included on the Fassler project. He thought they could work out something that was possible and acceptable and that would work for him.

Planning Director White reiterated that fashioning a condition would not be difficult, stating that it was a monitoring condition and would probably be in place for five years, which was the length of the lease. He thought the applicant might be able to provide an annual visual analysis and, if no change, there was no issue, and if so, they had the potential to bring it back to the Commission for deliberation. He thought they could leave it open to the deliberations between the Commission and applicant to determine the proper course of action. He stated that, until a tree is lost, you really aren't sure what the aesthetic impact was. He thought, if the applicant was willing to accept the condition, it was something they could craft.

Commissioner Evans asked staff if the property around the pole was city property.

Planning Director White responded affirmatively.

Commissioner Evans concluded that the City would be planting trees, not the applicant.

Planning Director White stated that it would depend on the nature of the condition. He stated that the applicant was asking to lease the property for this purpose and, if a decision is based on this consideration, he thought it was fair to say that, if conditions change, perhaps the applicant would be in the position to mitigate the concern. He would like to hear from the applicant.

Commissioner Campbell thought it was an interesting proposal. He thought it was reasonable that, if the applicant was relying on existing tree coverage as the screening tool, the tree screening should remain in effect during the lease life.

Chair Gordon stated that they were concerned about the tree canopy, adding that the height of the pole made sense as long as the tree canopy was there. However, they were concerned about what happens if there are material changes to the tree canopy. They were bandying about the feasibility from the applicant's perspective. He asked, if five years down the road there was a change in conditions, what kinds of alternatives they would propose to mitigate the design impact due to the loss of the tree canopy.

Mr. Power stated that, in certain situations, they added landscaping to sites by planting around the tower to enhance the canopy in the area and they could do that here which was not outside their ability. He mentioned that he was at the site today and saw a lot of pine trees that were indigenous to the area and, short of a fire or some infestation, he tried to imagine what could happen to the canopy. He reiterated that they did plantings and, if the trees succumbed to something, they could definitely plant a few trees as a condition and revisit the issue down the road if something were to occur.

Chair Gordon stated that they were talking about a 50-foot pole. In previous screenings, he didn't think they were trying to screen something 50 feet in height. He thought plantings would take time for the plantings to reach that height, spanning many years. He didn't know how feasible screening was, given the height of the tree pole. He stated that, while he wasn't an arborist, screening for that situation didn't seem very feasible. He asked if the applicant had experience with screening at that height.

Mr. Power thought that sometimes he didn't think the actual height of the pole was what was necessary to screen the pole. He stated that, if they planted a large box redwood in that vicinity, redwoods have a tendency to grow pretty fast, especially with the climate in that canyon, sometimes growing a foot a year. He added that there were times when they grow so fast that they have to prune them to keep the coverage adequate in such an area, explaining that, when a lot of fog and moisture hit the leaves, it creates a problem with the signal. He wasn't that familiar with landscaping, but he knew they sometimes get pretty large box trees to put in the locations and they can grow fairly quickly.

Commissioner Evans commented that, as we all know, more and more trees come up naturally and unnaturally. He pointed out that, on looking at pictures in the past, there were no trees on the hills and now there were trees everywhere. He was more concerned about the correct rapid growth of the trees, minus a blight or fire. He asked if there was an issue if the trees grow too high around the tree pole.

Mr. Power stated that it depends on where they grow in relationship to which way the antennas are pointing. He stated that, as presently designed, the antennas will be pointing off the cliff and back towards the other side of the canyon on the south, and those on the south are on the other side of the storage area and could get pretty tall and block it. He felt that, with the 50-foot height and on the ridge, they should be safe for quite some time.

Commissioner Evans stated that he was more concerned about there being a lot of trees and more all the time. He didn't have an issue with this unless there was a fire or blight that does in the trees in the area. Then, he agreed that something would have to be done. He thought a review after the end of the lease would be sufficient for him.

Commissioner Clifford referred to Planning Director White's comments about monitoring on a yearly basis, adding that now they were talking about a solution to a problem that does not exist. He asked the applicant if he would be willing to take photos yearly and submit them to the Director and, if a problem is perceived, then it can come back to the Commission to look for a solution at that point, rather than to craft a solution now for a problem that does not currently exist.

Mr. Power didn't see that as a problem. He stated that, given the amount of cell sites they have in Northern California and their staff, he thought it would be best if they did it every three years versus every year unless something occurs and the Planning Director feels that it was necessary to do it sooner than a three or four year period. He didn't see that as being unreasonable.

Commissioner Clifford commented that three or four years when they were only talking about a five-year lease seemed long to him. He added that he didn't know how long Verizon thought they would lease the land. He thought, coming back in three or four years with a five-year lease, they were already getting to the end of the lease.

PB&R Dir. Perez clarified that the lease was an initial five-year term with four five-year options to renew after that, providing that they were not in default. He reiterated that providing everything was okay, they can renew the initial lease every five years four times.

Commissioner Clifford thought it clarified things, that they were actually talking about 25 years, and a three-year time period made sense because changes would not happen instantaneously, unless it's a fire, adding that even beetle infestations take time to progress. The three-year time period would work for him, based on that information.

Mr. Power stated that he didn't know the exact terms of the lease, but he knew they were generally going in that time frame.

Commissioner Brown referred to the topography, stating that screening was less a question of planting of equal height or in front of the cell tower to hide it than it was really taking into account the fact that the design blends into the background and goes up the hill to the north, blocking it from Big Bend and then to the east. He felt that, unless you were right by the bathroom in the back of Frontierland Park, there were lots of trees behind it. He understood the concerns around screening, adding that he thought it was not that they would need to get another 50-foot tree in there. He stated that he would be happy with a reevaluation of the conditions on the site at the renewal time. He felt the company had an economic interest in maintaining the lease for many years and, as they have seen before, Verizon was good to work with. He felt this



was an excellent package and it will provide a great service to the neighborhood, particularly with the 911 emergency services and he would like to see it run five years and then take another look.

Commissioner Campbell stated that he was comfortable with the approach espoused by Commissioner Clifford, and he also felt Commissioner Brown has made some good points. He agreed with the monitoring at the end of five years and then take a look at it, see where they were and, unless there was a catastrophic fire that completely denudes the hillside, things will look pretty status quo and he was ready to approve it.

Commissioner Evans was also in favor of the five-year time, adding that they will have to look at every issue anyway at lease time. He thought incorporating the review of the surrounding area with that was a fine idea.

Commissioner Leon stated that, knowing the terms and successive leases, he thought it made sense to look at it at the end of the lease period.

Chair Gordon stated that he was fine with the five-year review period. He would like to see included in the condition the Planning Director having the ability to make a determination that there has or has not been material changes to the tree canopy such that it does need to come back to the Commission to have a conversation about whether Verizon does or does not need to take mitigation measures. He thought every five years was fine, adding that trees grow slowly and probably die slowly. He thought the tricky part came in crafting a motion, adding that he could give it a shot if that was okay. He didn't know if the chair was not supposed to do that.

Commissioner Brown moved that the Planning Commission **APPROVE** Use Permit UP-022-12 with Variance PV-507-12, with the noted condition that, prior to each lease renewal anniversary, there will be a review by the Planning Director if there has been a material change in the conditions upon which this approval was based.

Chair Gordon clarified that, in such a case, the Planning Director would have the authority to bring the issue back to the Planning Commission for deliberations.

Commissioner Evans seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Brown, Clifford, Campbell, Leon, Evans  
and Chair Gordon  
Noes: None

Chair Gordon declared that anyone aggrieved by the action of the Planning Commission has ten (10) calendar days to appeal the decision in writing to the City Council.

**CONSIDERATION:**

None.

**OTHER AGENDA ITEMS:**

None.

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**COMMISSION COMMUNICATIONS:**

Commissioner Clifford stated that, at the last meeting, the staff report for the Oddstad Way/Trogli Terrace project stated that the project had an approved building permit waiting for pickup. He stated that it puzzled him because building permits had a limited life expectancy. He stated that the permit was approved in 2007 and expired six months later because no work had been started. He understood that the reason for the rule was to make sure all approved building plans meet current building codes. When the applicant was ready to build this project, he would have to resubmit his building plans for plan check, the plans subject to the codes in place at that time, and any new building ordinances that have been put in place such as the green building which has been put in place since 2007. He explained that he had two reasons for mentioning this; the first being to let the applicant know that the Planning Commission's extension of the site development permit does not extend the building permits. The other was to point out that time does have an impact on the data on which their decisions are based. He requested that multi-year Planning Commission extensions or permits be placed on the agenda for discussion and possible recommendations to the City Council.

Commissioner Campbell stated that he spoke to Yuri Desyatnik who was in the audience at this meeting. He stated that he had appeared before the Commission speaking about a proposed sound wall in the Fairmont area between Highway 35 and Highway 1. He assumed he will be updating them at this time on the progress to date, adding that he had made a proposal to the City Council. He thought that hopefully the City Council will "front burner" this type of project, stating that you can draw a straight line between the sound wall project and improved property values which he knew was a priority for the City.

Commissioner Leon was following up on unfinished business. He stated that the previous year they had agreed to do some things, adding that it was unfortunate that they didn't. He looked forward to doing them this year, specifically that they agreed to meet as a body with notice to the public and to visit previously approved projects to see what they could learn from such visits. They also agreed to have a presentation on sea level rise. He stated this was fresh in his mind because he was walking on the promenade recently where it warns that waves break over the sea wall, and a gigantic wave crashed over his head. That reminded him that sea level rise was still a valid subject in Pacifica. He also saw water over topping the dunes by the picnic area and going down Clarendon Street, as well as bulldozers and other equipment moving sand and other materials around. He concluded that sea level rise was still a valid and timely subject. He didn't know if they needed to agendize it to discuss whether they want to go forward with what they said they were going to do, or if they could agree to continue unfinished business from last year.

Planning Director White stated that, with the tour, they tried very hard to coordinate it, but because of their busy schedules it was almost impossible to find a date when even a majority could attend. That was difficult when they were shooting for fall. Now, they were planning to try again in spring, and they may have to expand their horizons. Initially they were trying for Friday and Saturday only, and they may have to think about the whole week. He reiterated that they will attempt to do that again in the spring. Regarding the sea level rise, Commissioner Leon had asked if staff could get an informational presentation together. They tried to find a source for that. They thought they had found one based on his reference, but when he attended a seminar and talked to him, he didn't get the sense that he was prepared to do it in a public forum. He then stated that there was an effort with NOAA and other groups analyzing sea level rise and coming up with some interesting analytical tools that they can hopefully use as part of their General Plan

update. They were hoping that some fruits from that labor would reveal themselves and they could invite someone from that consortium of local, federal and state jurisdictions to come and talk about what they were doing. At this time, they haven't heard of any progress but they would inquire about it to see if they can bring someone here to have that discussion. He was willing and interested.

Commissioner Leon mentioned that he walked the stretch of Pacifica up to Mori Point and back every day and he really sees some changes that he hasn't seen before in his 26 years in Pacifica. He felt it was important and he would appreciate whatever we can do. He assumed that they don't have to do anything except wait for them to be scheduled.

Planning Director White agreed that they are in the category of unfinished business.

Commissioner Leon questioned whether they should address it as a body again.

Planning Director White didn't see the need for it, but it was their prerogative to do it if they would like to do that.

Commissioner Brown agreed with all three agenda proposals, i.e., multi-year renewals, post project tours and sea level rise discussion. He then referred to the multi-year renewals, stating he would like to see what a standard pro forma extension was granted. He thought that, at some point, the data becomes dated with changed conditions, and he would like to get a sense of what was a reasonable period of time before they take a project conceived many years previously, and square it up with current conditions and rules, such as five years, ten years, etc. He wondered if it was possible to get data from other cities as part of that multi-year renewal discussion.

Planning Director White was confused, adding that he didn't think Commissioner Clifford was talking about the entitlement extensions, but about building permit extensions.

Commissioner Clifford stated that he was talking about entitlement extensions, and he didn't want to discuss it any further.

Planning Director White stated that he was just trying to be clear because, if they have something on the agenda to discuss, he wants to be sure they were talking about the same thing.

Commissioner Clifford clarified that he was talking about the Planning Commission's entitlement extensions.

Commissioner Brown stated that was what he was talking about also.

Planning Director White understood what they meant.

#### **STAFF COMMUNICATIONS:**

Planning Director White mentioned that he had placed an envelope with a map for each of them, following up on a comment made by Commissioner Brown about the 500-foot buffer and where it was. He stated that they had a very poorly scaled map showing the circles where each lived with the 500-foot buffer previously, and now they provided a better scaled map which was parcel

based and gave a better indication relative to any project in the circle or nearby. He stated that, if they were interested in different information, they might be able to augment that.

Commissioner Leon stated that he forgot one item. He stated that, while at the beach this week, he ran into some staff from North Coast County Water District who were by the picnic area getting ready to lay some reclaimed water piping. It reminded him that it would be helpful if they had the most current schematic that shows where the pipe is now and where it was going to be. He thought it would help with some of the larger projects to enquire about double plumbing using landscape watering or different applications to save potable water and use recycled water. He asked if staff can get the schematic from North Coast County Water District.

Planning Director White stated that he would look into that.

Commissioner Leon thought they were getting ready to put it in near the Chamber property.

**ORAL COMMUNICATIONS:**

Yuri Desyatnik, Pacifica, thanked the Commission for allowing him to speak and Commissioner Campbell for bringing it up at this meeting. He stated that he represented the sound wall project for Highway 35, between Highway 1 and Hickey Blvd., on the west side. He stated that they have approximately 60% of the affected residents approving the proposal, almost 100% of residents he spoke to approving with the rest either not home or having extenuating circumstances. He presented this to the City Council. He felt that the reaction was positive, based on the comments when he spoke to people after the meeting. He was in touch with Joe Hurly, the project manager for SMCTA, and Richard Napier, Exec. Dir. of CCAG, who were both aware that this was happening. He also spoke to Glen Canoshita of Caltrans who executes these projects. He stated that all their departments were aware of this effort and they know he was working with the Commission and the Council to turn this into an actual project, which was the goal before it can be prioritized and funding found for it.

**ADJOURNMENT:**

There being no further business for discussion, Commissioner Clifford moved to adjourn the meeting at 8:00 p.m.; Commissioner Leon seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Brown, Clifford, Campbell, Leon, Evans  
and Chair Gordon  
Noes: None

Respectfully submitted,

Barbara Medina  
Public Meeting Stenographer

APPROVED:

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Planning Director White