

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

June 20, 2007
7:00 p.m.

Bellevue City Hall
City Council Conference Room 1E-113

COMMISSIONERS PRESENT: Chair Mathews, Vice-Chair Robertson, Commissioners Bach, Ferris, Lai, Orrico, Sheffels

COMMISSIONERS ABSENT: None

STAFF PRESENT: Paul Inghram, Nicholas Matz, Janet Lewine, Cheryl Kuhn, Stephanie Hewitt, Department of Planning and Community Development

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chair Mathews who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present with the exception of Commissioner Bach who arrived at 7:06 p.m.

3. APPROVAL OF AGENDA

The agenda was approved by consensus.

4. STAFF REPORTS

Comprehensive Planning Manager Paul Inghram provided the Commissioners with copies of a written communication from Nan Campbell regarding the VanderHoek CPA proposal. He said staff has explained to Ms. Campbell that the subject matter has already been forwarded to the City Council. The Council is scheduled to take action on June 25.

Mr. Inghram reminded the Commission about the Strawberry Festival on June 23 and 25 at Crossroads Park.

5. PUBLIC COMMENT

Mr. Aaron Kirschbaum, 115 110 Avenue SE, provided the Commissioners with written materials regarding property assessments. He noted that the Commission has lately heard a lot of talk with respect to livability as impacted by mega-ism. He said his concern is with mini-ism. For the most part, the proposals for infill are all anti-development. Surrey Downs has not seen much reinvestment activity over the years. He explained that the County Assessor's Office collects approved permits weekly and enters them into its database. There are two parts to assessments, land and improvements, and there is always a disparity between the assessors value and property

sales price. The improvements value figures are generally fairly close to reality, though there is a lag. The problem being faced by many neighborhoods is that speculators are buying properties, renting them out, but not maintaining them properly, and that is the road to slumdom.

6. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCILS, BOARDS AND COMMISSIONS – None

7. STUDY SESSION

A. Electrical Facilities Utilities Element

Senior Planner Nicholas Matz noted that at previous study sessions on February 28, May 9, and June 20, 2007 the Commission studied background on the GMA mandate for utilities elements, existing Bellevue Comprehensive Plan policy applicable to electrical facilities, and reviewed a screening assessment of the existing electrical supply system plan in Bellevue to identify potential visual incompatibilities. This previous work established a new conceptual framework which includes identifying, reviewing, and regulating electrical facilities expansions based on the city's GMA utilities element responsibilities.

Mr. Matz then presented the Commission with tonight's study session agenda memo describing electrical facility policy topic areas for discussion. He explained that the Commission input will be used to formulate actual draft policy language.

In reviewing the conceptual framework Mr. Matz said implementing the Growth Management Act (GMA) mandate is the first conceptual framework. He noted that the city has certain responsibilities under the GMA relative to assuring that the services provided by utility companies are consistent and compatible with the growth goals recognized in the Comprehensive Plan. To that end, the intent is to schematically map the plans of Puget Sound Energy as they relate to Bellevue growth. All identified potential incompatibilities will also be mapped and included as a reference tool. Mapping electrical facilities is not the same as understanding the impacts of those facilities as they get built out, so a visual tool is needed to help educate the public.

Commissioner Sheffels asked how the development of light rail in the city will impact the demand for electricity. Mr. Matz explained that the substations that provide power to light rail systems must plug into the power grid, but the manner in which they are constructed is somewhat different. Puget Sound Energy has been very closely following Sound Transit's East Link project and the Bel-Red corridor study. The current Puget Sound Energy system plan reflects all planned growth in Bellevue's neighborhoods and the downtown, but does not contemplate the growth being planned for the Bel-Red corridor; they will be revising their plan as necessary.

Andy Swayne, Puget Sound Energy Municipal Liaison Manager, said much will depend on how Sound Transit designs its light rail system and where they will need power sources to be located. If they show power requirements at locations that can be readily served by the power system as it is currently configured, no major revisions will be needed; if they need power in an area that is already close to capacity, or where facilities are not readily available, Puget Sound Energy may have to look at constructing additional facilities, such as a new substation. It is not very likely that new transmission lines will be needed.

Mr. Matz allowed that to the extent that the response of Puget Sound Energy to new power demands will involve impacts, the city will want to be involved in addressing them. Such impacts will likely not, however, rise to the level of policy.

Commissioner Lai asked about the timeframe for which Puget Sound Energy has planned capacity. Mr. Swayne said the plan submitted to the city in the early 1990s has been tweaked but is still relative; that plan looks out 30 years. The majority of adjustments made have been about the timing of infrastructure improvements based almost entirely on land use development. The growth taking place in the Downtown, for instance, is all accommodated by the plan, but the rate at which the new development is coming online was not anticipated, so some facility revisions have been needed. Some tinkering of the system plan for the Bel-Red Corridor may also be needed depending on the final land use patterns that are established.

Answering a question asked by Commissioner Bach, Mr. Swayne explained that updating the system to meet the projected demand will require different facilities in different areas. In most areas all that will be needed is the addition of a transformer to an existing substation. To meet the demand in other areas, the existing infrastructure may need to be reallocated. Very little in the way of new transmission lines will be required.

Mr. Matz said there are some facilities in the system plan that do not currently exist which, when constructed, will have potential visual impacts. In addition, some substations will need to be expanded beyond their existing boundaries. All such potential incompatibilities will be mapped so the public will have better information to rely on.

Commissioner Lai asked if the public will be invited to participate in discussing the issues as improvements are made to electrical facilities in the city. Mr. Swayne emphasized that the days of not including the community in planning discussions are over.

Mr. Matz then reviewed the second conceptual framework noting the implementing of Puget Sound Energy's obligations for service and clarifying the role of the electrical facilities plan and how the city should respond to it. The plan is a product of Puget Sound Energy, but the city has an obligation to respond to how Puget Sound Energy chooses to implement the plan. The public should be able to have some sense of what is in place and be able to respond regarding the siting of a substation, a transmission line, or any other action. In the final analysis, neither the community or Puget Sound Energy should be surprised as the plan is implemented.

Commissioner Lai asked if there has been any specific needs identified as a result of the 2006 wind storm that make changes to the plan necessary. Mr. Swayne said Puget Sound Energy is currently undergoing a very detailed study of all the issues encountered; an outside consultant is assisting in that process. So far, no major infrastructure shortcomings have been identified. Infrastructure is vulnerable to falling trees, and the study may ultimately conclude that a particular transmission line should be moved to reduce that vulnerability. The system is actually quite "hardened." The study likely will conclude that the vegetation planted 20 years ago to screen substations is part of the problem in that it blows over in the wind, thus it may be necessary to reconsider how the facilities are landscaped.

Mayor Degginger commented that he has heard that some substations do not enjoy multiple feeds for power to them, and that such redundancy increases the reliability of the system during major storm events. Mr. Swayne said redundancy is clearly a factor in reliability. Most of the system does have redundancy built in; most substations have at least two feed directions. Some of the larger substations, such as the Sammamish transmission substation in Redmond, has a total of eight feeds. In the 2006 windstorm, however, all eight of the transmission lines feeding the substation went down. The Phantom Lake and Lake Hills distribution substations only have a single transmission path feeding them, which is why Puget Sound Energy wants to connect the two with another transmission line.

Mr. Matz presented the third and fourth conceptual frameworks, noting they address the visual impacts of planned and expanded facilities and assures a transparent siting review process. The notion of an alternative siting analysis and site-specific mitigation is intended to serve as a tool when a facility is considered to be potentially incompatible. The policies that already exist elsewhere in the Utilities Element will be brought in to do double duty for electrical facilities

The final conceptual framework involves regulations. New code will be required to coincide with the various policy topics. The conditional use process likely will continue to be the primary approach used in the siting of electrical facilities. The level of discretionary review will be tied to whether or not a proposed facility is located in a residential or non-residential area. The existing design standards will need to be amended, and performance and siting standards will be introduced. All submittal requirements will need to address the alternative siting information and increased transparency.

With regard to electro-magnetic fields (EMF), Mr. Matz said staff believes an outside consultant is being tapped to weigh in on the issues related to the state of the science. He said that expertise will be sought and the information included as part of the environmental review.

B. Neighborhood Livability

Neighborhood Outreach Manager Cheryl Kuhn briefly reviewed the process to date, noting that staff has responded to a great many emails, letters and phone calls on the topic. The majority of people who have spoken up regarding the topic have encouraged the Planning Commission to look at taking some steps to address some of the major impacts of redevelopment on existing community character. Those coming forward asking that no draconian measures be taken have been in the minority.

Neighborhood Involvement Coordinator Stephanie Hewitt took a moment to answer some of the questions previously raised by the Commission. With regard to floor area ratio and daylight plane analysis she said the two could work together. For example, an FAR of 0.40 would permit a 4000 square foot home on a 10,000 square foot lot. Articulation of the roof would be required to meet a 45 degree angle.

With regard to the percentage of redevelopment work being done by speculative builders, Ms. Hewitt said of the permits reviewed by staff found the number to be about 70 percent.

Ms. Hewitt said the current critical areas ordinance was adopted in August 2006. She provided the Commissioners with copies of a site plan and an email correspondence from the city's single family land use planners containing answers to questions. It was noted that impervious surface area is limited to 50 percent of a site including all structures, eaves, driveways, walkways, patios, pools, spas and sports courts. The critical areas ordinance does not dictate where impervious surfaces can be allocated on lots, so a front yard can be made up entirely of impervious surface. The site plan showed two examples.

Ms. Kuhn made available to the Commissioners the results of the open house dot voting exercise. She stressed that the results are neither scientific or disciplined.

Turning to the updated intervention options matrix, Ms. Kuhn explained that the bolded items are those which staff believes have a significant amount of community support and could be implemented without a great deal of cost or bureaucracy. In the trees and vegetation column, the bolded items are: 1) require minimum of 15 percent significant tree retention on developed lots

(prohibit "scraping" of demo-rebuild lots); and 2) establish neighborhood-specific plans for addressing management of trees and views. She said the number of comments from neighborhoods that do not have tree preservation as a primary value was high; those neighborhoods, which include Somerset and Vuecrest, do not want the city to impose standard tree preservation regulations across the board. The neighborhood-specific overlay approach would be preferred. Because it would be difficult for the city to impose different overlays in different neighborhoods, staff suggests developing a tree preservation toolkit of options that neighborhoods, through a process of consensus building, elect to opt in or opt out.

Commissioner Orrico said if the retention of significant trees is not practicable in a particular situation the approach selected should allow for the planting of replacement trees. Ms. Kuhn agreed, noting that reasonable substitution is built into most of the city's development regulations.

Commissioner Robertson asked if the issue is trees or loss of greenery in general. Ms. Kuhn said loss of greenery is certainly an issue of concern. For some neighborhoods, the specific concern is loss of trees as a result of redevelopment. Currently the city has no requirement to retain trees or vegetation of any kind on single family lots being redeveloped. Other neighborhoods are primarily concerned about having no green interface with the street.

Commissioner Robertson suggested that if there are to be tree retention requirements put in place, they should be neighborhood specific. Some neighborhoods do not want any tree to be taller than 20 feet. The flexibility to allow for replacing significant trees should be built in.

Commissioner Lai agreed with the need for flexibility. He suggested that homeowners wanting to institute water-preserving landscapes should be accommodated. Ms. Kuhn pointed out that none of the alternatives would apply to single family lots that are currently occupied. Once a homeowner is living on a lot, he or she is allowed to do pretty much whatever they want with regard to landscaping. The proposed regulations would apply in instances of redevelopment, especially where an existing home is torn down and replaced with a new structure.

Mr. Inghram added that homeowners take a very personalized view of their landscaping and tree management; the city sees no need to step in and regulate those activities. However, when a speculative builder comes in they are most often seeking the most convenient way to build, and that often means scraping the lot clear without concern as to whether or not the future owner of the site would want trees retained.

Commissioner Sheffels asked if any incentive could be given to developers to encourage the retention of significant trees. Mr. Inghram answered that single family development regulations are quite straightforward and there is very little the city could give away in the form of incentives. Commissioner Sheffels observed that the presence of significant trees on a lot tends to increase the value of a property.

Commissioner Ferris suggested that if there is a limit on how big a home can be on a lot, it should be a relatively simple thing to require developers to submit a schematic showing how a new home will sit on a particular lot. Coupled with a requirement for a tree inventory, it would be an easy thing to see which trees will not fall within the footprint of the proposed development. The city could then require the trees outside that footprint to be retained. Requiring a tree inventory would add a cost for the developer, but not a significant one. Ms. Hewitt said both Mercer Island and Redmond have requirements along those lines.

Commissioner Robertson suggested that the definition of what constitutes a significant tree should be based on tree species as well as size. No property owner should be forced to retain scrub alder, cottonwood or poplar.

Ms. Kuhn commented that Bellevue has probably the most lenient tree preservation policies of any city in the area. There is no requirement to preserve any trees on a redeveloped lot, and only 15 percent of significant trees must be preserved in subdivisions. She suggested that requiring some percentage of significant trees to be retained on redeveloped lots would be reasonable. The city can reasonably accommodate instances where saving a particular tree is impractical for one reason or another.

Chair Mathews concurred that a 15 percent minimum retention requirement for significant trees is reasonable. Most lots that were previously developed do not have all that many trees as a general rule, and in those cases the requirement would save only one or two trees. To allow all significant trees to be removed, however, is not in keeping with the notion of Bellevue as a city in a park.

Ms. Kuhn noted that the Bridle Trails tree preservation requirements include the retention of trees along the perimeter of lots. She said that notion has generated a significant amount of community support.

Moving to the permeable surface/green character category, Ms. Kuhn said people tend to react negatively to front yards that are entirely hardscaped. She said the community has indicated strong support for requiring front yard landscaping with green and living vegetation as a percentage of the front setback area or as a set square footage.

Answering a question asked by Commissioner Orrico, Ms. Hewitt said Gig Harbor is one local community that requires greenscape in the front setback area. Across the nation there are other examples.

Commissioner Sheffels asked if pervious driveway surfaces count as greenscape. Ms. Kuhn said they cannot. Permeable or not, a large percentage of citizens have indicated they do not want to see non-green areas facing the street.

Commissioner Robertson noted her support both for requiring front yard green landscaping and limiting the amount of hardscape allowed in a front setback.

Mayor Degginger said there are some neighborhoods in the city where requiring front yard greenscape would present a challenge. In view neighborhoods like Sky Mountain and Somerset there often are small driveways accessing carports or garages with very little front yard area given that the maximum views are out to the west. A 50 percent requirement in such places could be problematic and could result in a nonconforming situation.

Commissioner Robertson said the point is well taken and suggested having the provision apply only to lots of a certain width.

Commissioner Orrico suggested that there likely would not be a nonconforming situation given that the provisions will only apply to redevelopment and infill.

Commissioner Ferris noted that such a restriction could force a developer to create a driveway that goes all the way around to the back, yielding more pervious surface overall in exchange for more greenspace in the front setback.

Commissioner Lai suggested that where corner lots are concerned the visible impact to the neighborhood should be a more important consideration than square footage. Ms. Hewitt explained that corner lot properties have two front yard setbacks.

Commissioner Sheffels voiced support for developing tree retention requirements.

Commissioner Ferris agreed and said a tree inventory should be required for all redevelopment and the significant trees outside the building footprint and required driveway access area should be retained unless a case can be made otherwise. At a minimum, 15 percent of all significant trees should be retained.

Commissioner Orrico suggested the toolkit approach applicable to the neighborhoods that opt in is not a workable approach. She agreed that there should be a requirement to retain 15 percent of all significant trees on redeveloped lots, and that a tree inventory should be required with every site plan.

Commissioner Robertson held that a tree inventory will be a must if there is to be a requirement to retain 15 percent of all significant trees. She added that she would favor a tree preservation overlay over the toolkit approach. Ms. Kuhn allowed that "toolkit" may be the wrong term to use. She said she envisions a neighborhood-specific overlay with certain tree preservation tools included. For instance, in Bridle Trails there is a requirement to retain a certain number of perimeter trees and interior trees, and there is a requirement regarding how often significant trees can be cut on a particular property. Each of those are specific tools within the overlay. Commissioner Robertson agreed with Commissioner Orrico that allowing communities to opt in or opt out would not be the right approach to take.

Commissioner Orrico pointed out that any neighborhood wanting restrictions similar to those in Bridle Trails could simply step forward and ask. Mr. Inghram suggested it would not be that easy. While it would be possible to simply copy what was done in Bridle Trails, the work program is not set up to be able to respond to such a request. Staff would have to go to the Council and ask for permission to respond. The proposed approach would make it possible to simply respond to such requests.

Ms. Kuhn commented that the West Bellevue neighborhood has made it very clear that it wants a tree preservation ordinance.

Commissioner Sheffels observed that defining exactly what constitutes a neighborhood is not always easy and could make the overlay approach difficult. She said she would prefer to see a citywide approach that allows for exceptions where views are involved.

Commissioner Robertson concurred and suggested the exceptions should be made for a definable view. In no case should the city ordinance infringe upon established covenants that require views to be preserved. She said requiring a certain amount of greenery or replacement trees would be acceptable.

Commissioner Ferris suggested that in the event a citywide ordinance were put into play, it likely would not obviate established ordinances. He stressed that the proposed requirements would apply only to rebuild situations.

There was agreement to send to the Council an approach that includes requiring a tree inventory and a requirement for significant tree retention at the time of redevelopment. There was no

support for the neighborhood-specific approach and how it would be implemented, and a concern over how neighborhoods would be defined. There was support for requiring front yard landscaping and for limiting the amount of front yard hardscape.

Turning to the issue of size and bulk, Ms. Kuhn said the main concern of residents is not so much with size as with the associated impacts. Most are not opposed to redevelopment but want to make sure it takes place in a way that is respectful of the local neighborhood. The biggest issues are the need to preserve sunlight and privacy for neighboring properties. She asked the Commission to establish the concept of developing performance standards for homes that meet a certain threshold, noting that what the threshold should be has not yet been determined.

Commissioner Orrico expressed opposition to establishing limits but indicated support for having design review and performance standards triggered by some threshold. She also voiced support for establishing daylight plane requirements and changing the method for how height is measured.

Commissioner Robertson said she is on the fence with regard to having a trigger or an FAR requirement. If the FAR approach is selected, the regulation should include as an alternative a set number of square feet, whichever is larger to avoid forcing someone with a tiny lot to build a house too small to be consistent with the market.

Mr. Inghram commented that setting the threshold at 4500 square feet would work in some neighborhoods but not in others; it would not work in neighborhoods where the average home size is 4500 square feet. In the final analysis the regulations will need to be relative to the local neighborhood.

Commissioner Lai voiced support for the trigger approach, which will allow for flexibility on a case-by-case basis. Mr. Inghram said staff envisions using the traditional permit review process that is handled administratively. As such, the performance standards will need to be objective and measurable, unlike the conditional use process that incorporates more subjective standards and community review.

Commissioner Robertson held that it would be unrealistic to require a developer to measure all surrounding homes as a means of determining what the trigger threshold is. It would be better to base the trigger on a certain FAR or square footage, or a certain percentage increase over the existing home.

Commissioner Ferris commented that many homeowners are counting on the value of their homes for their future retirement. The program as it develops should not restrict property values in any way. At the same time, the program should be sensitive to the neighborhood and the need to make sure a new structure is not completely out of character, thus the threshold approach is better. He added that requiring design review would impose a huge burden on the staff. Ms. Kuhn clarified that staff is not proposing design review, only a few additional steps in the current process. Commissioner Ferris agreed but pointed out that shading, sloped roofs and modulation requirements as a way to mitigate impacts could very quickly come to feel like design review.

Ms. Kuhn informed the Commission that there was a significant amount of public support for the idea of establishing a single family FAR, both from the public at large and the focus groups. While there are issues with that approach, the Commission may want to explore the idea further.

Mr. Inghram said FAR works essentially the same as lot size standards and setbacks that define the building envelope. Currently, the regulations allow 30 feet of height as measured to the

midpoint of a sloped roof; that permits up to a three-story home. There is a general perception of two-story structure as more appropriate, but no one is saying there should only be two-story homes. If a three-story structure is proposed, it should be limited to the floor area of a two-story home.

Commissioner Lai asked how second-story articulations and daylight planes would be measured and if those approaches are as widely accepted as FAR and building envelop parameters. Ms. Hewitt said second-story articulation and daylight planes are not as readily used as FAR and lot coverage requirements are. Mercer Island and Kirkland use FAR, while Redmond uses lot coverage.

Commissioner Lai said he would prefer to see a program that addresses the issues of mass and scale with the maximum level of design flexibility.

There was agreement to change the way height is measured and for ruling out the height exemption for rooftop HVAC systems in single family zones. There was also agreement that the daylight plane issue is really a threshold issue.

Ms. Kuhn said staff is of the opinion that the architectural character issues raised by the public are covered by the daylight plane and threshold triggers. Staff does, however, believe that lot combinations beyond what is necessary to achieve a minimum lot size should be prohibited. The Commission concurred.

With regard to setbacks, Ms. Kuhn allowed that they are a key issue in terms of the impact on surrounding properties. As such, HVAC units should be prohibited from side yards or at least five feet back from the side setback. In addition, separate setback requirements should be established for guest houses and accessory structures, and there should be some investigation into the issue of not allowing private streets to count as part of a setback.

Commissioner Robertson said she would not support requiring general adherence to existing neighborhood architectural character or prohibiting lot combinations.

Ms. Kuhn suggested that a general review of the current single family setbacks might have some merit, particularly the side yard setbacks.

Commissioner Sheffels pointed out that some of the new urban approaches are bringing back alleys with garages in the back and incorporating front porches and small front yards. Where that approach is used, a smaller side setback may be appropriate.

Commissioner Ferris suggested that he would need a very compelling reason before acting to recommend any increase in the side yard setback requirements.

Commissioner Orrico advocated for prohibiting lot combinations beyond the amount needed to achieve minimum lot size.

There was general agreement to prohibit "pop-up" garages in front and side yards and to not require general adherence with existing neighborhood architectural character. The prohibition on lot combinations was included in the package to carry forward to the Council. It was agreed that the current setback requirements should be studied as an alternative to establishing daylight plane requirements.

With regard to neighborhood voice and local control, it was agreed that design standards should

not be imposed; that historic preservation or heritage districts should not be established; and that guidelines for responsible developers should be drafted. It was also agreed that regular removal of construction debris and the clean-up and aesthetic treatment of abandoned building projects should be required.

Commissioner Ferris suggested the notion of requiring developers to post a sign listing the rules that must be followed by developers and including the contact number for the city compliance office and the developer.

Ms. Hewitt pointed out that the city requires a land use notice sign for infill development but not for demo-rebuilds. Commissioner Lai suggested that such a sign could be required to be posted in advance of any activity on a site, along with the developer rules sign mentioned by Commissioner Ferris.

There was agreement not to require a land use sign during the permit review stage to avoid giving adjacent property owners the idea that their comments can influence the permit process.

Commissioner Ferris commented that the requirements that apply to commercial development could be utilized to solve the construction impacts issues for single family sites. He said before work can be started there must be a pre-building conference with the building inspector at the site. The inspector reviews such things as how parking and construction debris will be handled at the site. That approach, combined with posted notice listing the developer rules, would really solve a lot of the problems. Ms. Hewitt allowed that a clearing and grading pre-construction meeting is required, but a building pre-construction meeting is optional for single family development. The building department could be asked if it could add that component, or the clearing and grading inspector could be tapped to take on site impact issues.

C. Crossroads Center Plan

Mr. Inghram said four main components are being looked at for the implementation of the Crossroads Center Plan: 1) modifying the prohibition on multifamily housing expressed in the Land Use Code; 2) the master development plan process; 3) creating a development agreement tool; and 4) update some of the design guidelines that apply to the area to better address parking and phased mixed use multifamily development.

Mr. Inghram suggested that rather than try to modify the language of Footnote 6, which applies to three different subdistricts, it would be easier to strike out the portion that refers to District E, leave the footnote alone as it relates to Districts A and B, and create a new footnote applicable to District E that says multifamily development in the district is permitted through a master development plan but is limited to 400 units.

There was agreement to accept the proposal as presented.

8. NEW BUSINESS

A. Election of Officers

Motion to elect Commissioner Robertson to serve as Chair was made by Commissioner Orrico. Second was by Commissioner Sheffels and the motion carried unanimously.

Motion to elect Commissioner Bach to serve as Vice-Chair was made by Commissioner Orrico. Second was by Commissioner Robertson and the motion carried unanimously.

9. OLD BUSINESS – None

10. APPROVAL OF MINUTES

A. March 28, 2007

Motion to approve the minutes as submitted was made by Commissioner Orrico. Second was by Chair Mathews and the motion carried without dissent; Commissioners Bach and Lai abstained from voting.

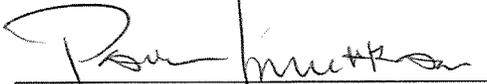
B. April 11, 2007

Motion to approve the minutes as submitted was made by Commissioner Orrico. Second was by Commissioner Bach and the motion carried without dissent; Commissioners Robertson and Lai abstained from voting.

11. PETITIONS AND COMMUNICATIONS – None

12. ADJOURNMENT

Chair Mathews adjourned the meeting at 9:44 p.m.



Staff to the Planning Commission

9/12/07

Date



Chair of the Planning Commission

9/12/07

Date

