

MINUTES

**CITY OF CARSON
PLANNING COMMISSION REGULAR MEETING
CITY COUNCIL CHAMBERS
701 East Carson Street, 2nd Floor,
Carson, CA 90745**

March 9, 2010 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faleto go called the meeting to order at 6:36 P.M.
2. **PLEDGE OF ALLEGIANCE** Chairman Faleto go led the Salute to the Flag.
3. **ROLL CALL**

Planning Commissioners Present:
*Brimmer, Diaz, Faleto go, *Gordon,
*Graber, Park, Schaefer, Saenz,
Verrett

*(Brimmer arrived at 7:02 P.M.;
Gordon arrived at 6:42 P.M.; Graber
arrived at 6:38 P.M.)

Planning Commissioners Absent:
None

Planning Staff Present: Planning
Officer Repp, City Attorney Wynder,
Senior Planner Signo, Associate
Planner Newberg, Assistant Planner
Gonzalez, Assistant Planner Castillo,
Recording Secretary Bothe
4. **AGENDA POSTING
CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Vice-Chairman Saenz moved, seconded by Commissioner Verrett, to approve the Agenda as submitted. Motion carried (Commissioners Brimmer, Gordon, and Graber had not yet arrived).
6. **INSTRUCTIONS
TO WITNESSES** Chairman Faleto go requested that all persons wishing to provide testimony stand for the oath, complete the general information card at the podium, and submit it to the secretary for recordation.
7. **SWEARING OF WITNESSES** City Attorney Wynder

8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None
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9. **CONSENT CALENDAR**

A) **Minutes: February 23, 2010**

MOTION: Commissioner Park moved, seconded by Commissioner Schaefer, to approve the February 23, 2010, Minutes as presented. Motion carried as follows:

AYES: Saenz, Schaefer, Park, Verrett
NOES: None
ABSTAIN: Diaz, Faletogo, Graber
ABSENT: Brimmer, Gordon

10. **CONTINUED PUBLIC HEARING** None
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11. **PUBLIC HEARING**

A) **Conditional Use Permit No. 771-09**

Applicant's Request:

The applicant, Denise Waters, is requesting to approve a Conditional Use Permit for a second dwelling located within the RS (Residential, Single-Family) zoned district. The property is located at 2644-2646 East Tyler Street.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Conditional Use Permit No. 771-09, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 10-2290, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 771-09 for a second dwelling unit located at 2646 East Tyler Street."

Chairman Faletogo opened the public hearing.

Denise Waters, applicant, stated that the exterior stairwell will be removed; and noted her concurrence with the conditions of approval.

There being no further input, Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Vice-Chairman Saenz, to concur with staff recommendation, thus adopting Resolution No. 10-2290. Motion carried, 8-0 (absent Commissioner Brimmer).

11. PUBLIC HEARING

B) Conditional Use Permit No. 755-09

Applicant's Request:

The applicant, Leonel Navarro, is requesting to approve a Conditional Use Permit for a second dwelling located within the RS (Residential, Single-Family) zoned district. The subject property is located at 430-432 East Lincoln Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Conditional Use Permit No. 755-09 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 10-2291, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 755-09 for an existing second dwelling unit located at 430-432 East Lincoln Street."

Chairman Faletogo opened the public hearing.

Leonel Navarro, applicant, noted his concurrence with the conditions of approval.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Vice-Chairman Saenz moved, seconded by Commissioner Verrett, to concur with staff recommendation, thus adopting Resolution No. 10-2291. Motion carried, 8-0 (absent Commissioner Brimmer).

11. PUBLIC HEARING

C) Tentative Tract Map No. 071207

Applicant's Request:

The applicant, Sid Goldstien, Civil Engineer, Inc., is requesting to approve a Tentative Tract Map to convert an existing 26-unit mobile home park to nominal resident ownership. The subject property is located at 218 West Carson Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation that the Planning Commission WAIVE further reading and ADOPT Resolution No. 10-2292, entitled, "A Resolution of the Planning Commission of the city of Carson approving Tentative Tract Map No. 071207 to permit a mobile home park conversion to resident ownership for Park Granada Mobile Home Park located at 218 West Carson Street." Associate Planner Newberg amended the resolution title to reflect final approval by the Planning Commission, not City Council.

City Attorney Wynder explained that the burden is on the applicant to demonstrate compliance with the Survey of Support requirements; and that there is an obligation to satisfy the requirement that the Tenant Impact Report was prepared and circulated. He explained that there appears to be some question of fact about whether the applicant

complied with the requirements for the Survey of Support, noting the Planning Commission will be able to hear testimony this evening from staff, the applicant, and the audience and weigh that evidence as the Commission deems fit.

City Attorney Wynder explained that the current state of the law in terms of published appellate court decisions is that the City's planning agency -- in this case the Planning Commission -- has no legal authority to make a decision on a conversion application based on the outcome of the resident Survey of Support. He advised that in this case, the evidence will establish there were 6 respondents to the survey, 5 who opposed the conversion and 1 who declined a position; and stated it would be reasonable for the Planning Commission to conclude that there is no evidence of bona fide resident support for this conversion. City Attorney Wynder reiterated that assuming the survey was prepared, approved, and circulated in compliance with the requirements of the statute, the El Dorado and Sequoia opinions make it clear the results of the survey are not something the Planning Commission can take into consideration.

City Attorney Wynder noted that the City has presently pending before the 2nd Appellate Court District the appeal involving the denial of the conversion of the Carson Harbor Village Mobile Home Park; advised that this appeal was supposed to have been decided and the opinion circulated on March 1st and noted that to date, they have not received any opinion; and explained that depending on the outcome of that opinion, the state of the law may remain as summarized above or it may change. He advised that he is also aware that there has been a decision out of a trial court in Northern California that has concluded, as the City has argued, a planning agency can consider the outcome of the survey in determining whether or not bona fide resident support for the conversion can be considered by the Planning Commission, making its decision based, in part at least, on the outcome of that survey. He stated that the City believes this is the intent of the state law; but advised that the two published Courts of Appeal decisions on that issue are contrary to that legal opinion in Northern California and unless and until this district's Courts of Appeal reaches a different result, he is duty-bound to advise the Planning Commission it cannot consider the outcome of the survey in making its determination on the application here tonight.

In response to Chairman Faletogo's inquiry, City Attorney Wynder stated that the burden is on the applicant to prove they have complied with the statute.

Commissioner Verrett asked if it has been determined this park has a bona fide homeowner's association (HOA).

City Attorney Wynder explained that one of the issues for the Commission to decide tonight, based on the testimony that will be given under oath, was the survey prepared in agreement with the bona fide HOA; in order to answer that question, the Commission will need to answer a couple of relative questions: is there a valid, bona fide HOA in existence? If so, was there consultation and a good-faith effort to reach agreement with that HOA prior to the circulation of the survey? If so, was there agreement as to the content and manner in which the residents Survey of Support would be circulated and results tabulated? And if not, was there a good-faith effort to try to reach out to an HOA which did not exist and was there a good-faith effort to try to reach agreement regarding the contents of the survey prior to it being circulated? And if there was no valid HOA and if there was a good-faith effort to reach agreement, then was the survey conducted on that issue? He stated the record is clear there was that result.

City Attorney Wynder referred to the survey before the Commission and stated that from the answers to those various questions, the Commission will need to determine in a factual manner whether the survey was conducted in accordance with the requirements of the statute. He reiterated that the Commission cannot consider the results of the survey in determining whether or not to grant this application, but it is to decide if there was a valid consultation with individual residents.

In response to Commissioner Verrett's inquiry regarding the limited number of residents having met with the applicant's representatives, City Attorney Wynder reiterated that the Commission is to consider whether the mechanics of the survey were conducted in accordance with the statute and that the Commission cannot consider the substance of the survey in determining whether to approve or deny the map.

Commissioner Gordon questioned how the application is to be deemed complete if there's a question of a valid HOA in existence.

Planning Officer Repp explained that based on the information staff received from the applicant as well as the communications they had with some of the residents, it did appear to staff there was not an active and valid HOA; but advised that as of last week, staff heard from two residents who are claiming there is a valid and active HOA; advised that one of those residents conducted her own independent questionnaire on whether or not the residents are in support of the conversion; and noted that this independent survey indicates that the 20 people who responded were not in support of the conversion. She reminded the Commission that it cannot consider the results of the survey at this time.

Commissioner Verrett referred to City Attorney Wynder's comment relating to a trial judge ruling in favor of considering the results of the Survey of Support.

City Attorney Wynder clarified that while he agrees with the ruling of the Northern California court, he stated that court does not have jurisdiction over this City and that no appellate court within this jurisdiction has yet to reach a similar conclusion for Carson Harbor Village.

Commissioner Schaefer asked if continuing this matter will create a deadline problem.

Associate Planner Newberg stated that this matter has the same deadlines under the Permit Streamlining Act.

City Attorney Wynder explained if the Commission reaches a conclusion that the Survey of Support was not prepared in accordance with the requirements of the statute, that would be grounds to deny the application; if the Commission would like to see the applicant and the HOA or homeowners attempt to reach consensus on this and the applicant is in concurrence, this matter could be continued; but if there is no consent by the applicant to continue, the Commission will have to make a determination this evening to meet the deadline of the Permit Streamlining Act.

Chairman Faletogo opened the public hearing.

Richard Close, Gilchrist & Rutter, explained the state has put a system in place which allows park owners to subdivide their property and allow residents to buy their spaces if they are interested, noting the state wants to encourage the conversion of parks to resident ownership. He added that protections have been put in place for the residents going through this process. He stated that this application was deemed complete and that it complied with the requirements of the statute; and that given all the activity that

took place before they conducted the survey, he believes there was no HOA in existence and they did what was required by law. Mr. Close pointed out it is now his understanding the HOA has done its own survey; that this independent survey has been submitted to the City; and noted he would stipulate this independent survey shall constitute a survey in compliance with the state law.

Commissioner Verrett asked if there are restrictions on who can conduct a survey.

City Attorney Wynder explained that if the park owner agrees, the survey can be conducted by anyone and that it can be valid; pointed out that the applicant's attorney has given his consent by stipulating here tonight on the record that the HOA Survey of Support is a valid survey so far as the applicant is concerned; and that stipulation now ends the controversy over whether or not the Survey of Support was done mechanically correct.

Sue Forbath, Gilchrist & Rutter, provided background on what led up to the survey for Park Granada; advised that because there was not a community clubhouse available to meet with the residents, they either talked over the phone with the residents to address their questions, met with them one-on-one in their homes, or met with them one-on-one in a vacant mobile home inside this park owned by the park owner. She advised that they sent information about this conversion process on three different occasions to every household in this park, explaining the process both in English and Spanish. She advised that between November 10th and November 18th, she and a Spanish translator made calls to every residential household in the park during work hours and in the evenings in an attempt to reach every resident; and stated they were able to speak with 10 of the households in the park to discuss this process, opportunities available for them and what protections would be there for them. She stated that some of the residents were not aware of any park HOA and that a few believed a small group met from time to time and that the HOA president was Rosa Banuelos.

With this information, Ms. Forbath noted that many communication attempts were unsuccessfully done to reach Ms. Banuelos, either by phone, by mail, and knocking on her door; and noted that the letters advised of their attempts to make contact with her, asking her if there was an active HOA in the park and whether she was the president of the HOA; and that the letter explained as part of the conversion, a resident survey must be given to the HOA if there is one present. She advised that they never received any response from Ms. Banuelos even after they sent the survey out to all the residents nor had anybody contacted them to claim they represented an HOA. She advised that just recently they sent out another letter to the residents offering to meet and answer additional questions they had and noted they did not hear back from anyone else nor hear from anyone identifying themselves as president of the HOA.

Ms. Forbath explained that this conversion provides the residents a choice they currently don't have by allowing them to purchase their space, pointing out they can continue to rent for as long as they choose to live there. She explained that the lower income residents will be provided better protection than those who are not low income residents; pointed out that both lower income residents and non-lower income residents can choose to continue to rent; and added that state law does have different provisions for their rents. She advised that the rents for those low-income residents will be under state rent control; stated that non-low income residents also have state law protections but not to the degree of those low income residents; and noted that the non-low income residents' rents may go up gradually, increasing up to a market rate rent in year 5 following conversion.

Ms. Forbath noted that the state wants to encourage lower income residents to purchase by setting up a financing program called MPROP, which provides low income residents long-term financing of 3 percent interest; that it's based on the resident's income, not on the purchase price of the land; and explained that under state law, rents for lower income residents cannot increase more than the average increase for the previous 4 years they've been under local rent control or by the CPI, whichever is less. Ms. Forbath stated that the lot prices have not yet been determined, noting there are further steps this process needs to go through; pointed out that the market conditions are likely to change by the time the lots are ready for purchase; and that they are not able to determine at this time how long this entire process is going to take.

Ms. Forbath stated that the residents would be purchasing the land beneath their coaches as well as own a percentage interest in the common areas of the park (pool, clubhouse, roads), with the idea that eventually, the park would become 100 percent resident owned; and stated that the Department of Real Estate (DRE) would oversee that process to ensure there was no deferred maintenance being passed on to the residents that wanted to purchase their spaces. She added that an infrastructure study of the park would be conducted and a reserve account set up for the future HOA to ensure they would have funds necessary to cover the existing replacement costs of all common areas in the park; and that once a park is converted, an HOA would be established and that HOA would be responsible for on-going maintenance and operational costs that are funded through HOA dues. She pointed out that any resident who chooses to continue to rent in the park would not pay HOA dues, only those who choose to purchase; and advised that the current park owner must continue to pay the HOA dues on every unsold lot.

Commissioner Schaefer stated that she disagrees with the applicant's positive spin on this conversion, stating this is not a positive move for the seniors in this park. She noted that a lot of people don't participate in their HOA's and that it is not unusual for people to not know if an active HOA exists.

Ms. Forbath mentioned that currently, a tenant is living in the clubhouse; that once the park is converted and the residents have control over that clubhouse, they can choose to keep it as a revenue source or they can convert it back into a community clubhouse.

Rosa Banuelos, Space 21, stated that staff report does not include the materials she provided to staff last week.

City Attorney Wynder advised that all of the submittals have been deemed to be a part of this record, noting the Commission is in possession of the materials she submitted.

Ms. Banuelos stated there is a valid HOA for this park, noting that until recently, the members met on a regular basis; and stated that the owner and the HOA agreed in August 2009 they would do one letter with all the residents' signatures as to the proposed conversion, which she submitted. She stated that the property management company never returned her calls; and stated she received a letter on November 19, 2009, asking for information on the HOA's decision. She stated she is stepping down as president because she feels she is being harassed by the property management company. She stated she did not receive any calls from Ms. Forbath, noting she 'cut' her telephone because of the harassing communications she was receiving from LEI Properties.

Commissioner Brimmer asked who it was who came to Ms. Banuelos' door to interview her.

Ms. Banuelos stated that no one knocked on her door.

Theresa Forsythe, President of H.A.R.D. (Homeowners Against Rent De-Control) stated that this HOA has invited her several times to make presentations at its meetings; expressed her belief Ms. Forbath should have conducted a group meeting for the park residents in the open space area; and believes that the entire HOA should be able to meet as one group to discuss this conversion to hear both sides of what this conversion is about and how it will affect them. She expressed her belief that once the conversion takes place, if a resident wants to sell their mobile home, the value of that mobile home will go down because the new owner will have to purchase the land; and she asked that this matter be continued until the pending court case is settled, which will allow more time for the residents to meet as a group to discuss this conversion.

Harry Dew, park resident, stated that he has lived in the park for over 20 years; stated that LEI Properties has been harassing the tenants for a long time; noted his opposition to getting rid of Carson's rent control; stated that there has been no communication with him on the survey; and stated that the residents are very worried about this issue and the unknown future costs for living in this park. He stated that the majority of people in this park have indicated opposition to the conversion.

Dr. Rita Boggs, resident, commented on the worries older residents have about the uncertainty of their futures at this park; noted that most mobile home parks around this area do not want old coaches and that it is not easy to find one within a reasonable distance from this area; and stated that since a good majority of people in this park will likely qualify as low income, they should remain as renters and fall under the state's rent control program, noting their finances should not drastically change.

William Davies, park resident, stated that these seniors should not be forced into debt at this late stage of their lives.

Mr. Close stated that four years ago, the residents indicated their interest in buying this mobile home park; pointed out that the loan assistance program will help them purchase their spaces; and stated that the one-on-one meetings were helpful to those residents who didn't want to talk about their finances and other confidential information in front of a group of people.

Commissioner Verrett asked if the applicant would be amenable to continuing this matter so that each and every resident can meet with them if they wish, stating that some of the residents have expressed their belief a good-faith effort was not made to contact them about the survey.

Mr. Close expressed his belief that wouldn't be productive, pointing out they have given many opportunities for the residents to meet with them and discuss their concerns; and he reiterated the numerous attempts they made to contact every resident over many months, noting that those interested have already contacted Ms. Forbath and had their questions answered. He reiterated that they made numerous phone calls to the residents, sent letters, went door to door, staying in the park for many hours to answer their questions, and noted that no one responded to their last letter which offered to

meet with anyone. He stated there wasn't anything else they could do to get these residents to meet with them.

Ms. Forbath stated she knows of no other way to physically connect with the residents than what they have already done with letters, phone calls, door to door, pointing out they made themselves available in every possible way. She stated that in addition, she wrote and encouraged contact by the HOA president, to no avail.

Commissioner Brimmer expressed her belief the applicants did not do an adequate job in meeting with the residents.

City Attorney Wynder reminded the Commissioners that this is a moot point in light of the August 10, 2009, survey conducted by the HOA, which the applicant's counsel is willing to accept as the survey.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Verrett moved to continue this matter. This motion died due to the lack of a second.

Commissioner Park moved, seconded by Commissioner Graber, to approve the applicant's request, amending the resolution title to reflect approval by the Planning Commission; and moved to adopt Resolution No. 10-2292. The motion carried as follows:

AYES: Diaz, Faletogo, Gordon, Park, Saenz, Schaefer
NOES: Brimmer, Verrett
ABSTAIN: Graber
ABSENT: None

12. NEW BUSINESS DISCUSSION:

A) I-710 Corridor Project Presentation by URS Engineering

Jack Waldron, URS, advised that URS is under contract with L.A. Metro to conduct this project study, along with a number of funding partners and agencies; that this work started approximately two years ago; and noted that the formal lead agency on the environmental document will be Cal Trans since they currently own and control the 710 facility. He displayed the map which shows the project boundaries, noting that it extends approximately 18 miles in length. He added that the study area has gone through a process of defining alternatives, screening alternatives, and formal scoping process; advised that a number of public meetings have been held to educate the public on this project and to highlight the various alternatives being studied; and he stated they are nearing the end of the engineering and environmental studies. He advised they are going through an extensive outreach process; that many cities are represented by local advisory committees, including Carson; and mentioned that Planning Commissioner Park heads up the Carson Local Advisory Committee (LAC). He added that they have received reviews, comments and feedback from various cities along the corridor and from the local advisory committees; and that they've been in the process of incorporating those changes and comments into the project, noting there have been a

few major changes - one in Southgate, the other in Commerce. He noted this could result in a slight delay of the schedule at this point, but that he sees the project moving ahead close to the original schedule.

Commissioner Park noted that the truck route is proposed to go over the location of the Smart and Final building and another building on Suzanna Road, questioning whether those will be relocated.

Mr. Waldron explained that a process is in place to relocate any properties that will be impacted by the project or identified in the environmental phase; and stated there will be times when a full acquisition or a partial acquisition of the property will be necessary. He noted that the storage facility at this location would be relocated and would go through a full acquisition, paying fair market value and relocation costs of any impacted business. He pointed out that no residential parcel is being impacted. He mentioned that a program will address developing any remnant parcels.

Vice-Chairman Saenz asked what consideration has been given to keeping the trucks off the freeway during rush hour.

Mr. Waldron stated that a program is already in place offering incentives to the shipping and trucking companies to use off-peak hours to move their cargo, noting this program has been successful. He added that a very detailed study is being done of the rail movement as well as vehicular traffic studies, which studies did account for future estimates. He added that this project is expected to be completed by 2035, reiterating their projections have included future estimates.

Commissioner Park stated that this off-peak program has relieved some of the pollution and noise in this area by stretching out the operating hours of the trucks and trains. He noted that once the storage facility is relocated and the area reconfigured, they will put in place a Blue Line parking area; and noted that consideration is being given to a bike route. Commissioner Park advised that Planning Commissioner Diaz is Carson's I-710 Advisory Committee Vice-Chair and that he also serves on the Corridor Advisory Committee; added that Planning Commissioner Schaefer also sits on Carson's advisory board to the LAC; and that Planning Commissioner Verrett is involved along with Roy Love and other Carson residents who are all making sure that Carson is well represented.

Commissioner Park stated that the advisory committee is currently in the process of submitting an environmental retrofit for the Dominguez Manner area based on the surveys and statistics, which will insulate the houses from noise and air pollution. He added that they are thinking green and planning for self-contained solar lighting, drought resistant landscaping, decorative art, and rubberized asphalt to cut down on the traffic noise. He commended Mr. Waldron and his crew for all their hard work and dedication on this project.

Mr. Waldron pointed out that one of the primary goals of this project is to improve the air quality.

Commissioner Brimmer asked what funding will be used for this project.

Mr. Waldron explained that funding studies is not part of this environmental process, but indicated that some Measure R funds will be available; that other county/state/federal transportation funding is likely to come into play as well as other public/private partnerships; and he noted that some guesstimates for completion of this project is expected to be \$6.5 billion in current dollars. He added this is likely the largest transportation project currently being proposed in the United States. He noted that Carson LAC has been one of the most active and best to work with and he noted his appreciation of their efforts in this endeavor.

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT

Planning Officer Repp welcomed new Planning Commissioner Louis Diaz.

15. COMMISSIONERS' REPORTS

Commissioner Diaz asked for input on the status of the former Dominguez Water Company property; stated that this property is in need of maintenance; and asked who he should contact.

Planning Officer Repp advised that there is nothing pending for this vacant property and advised that Commissioner Diaz should contact the Code Enforcement Department.

Commissioner Schaefer welcomed Commissioner Diaz aboard.

Commissioner Verrett welcomed Commissioner Diaz aboard. She commended staff for bringing forth the necessary materials and information for the Commissioners to make informed decisions; pointed out that senior citizens all over the nation are being displaced; and expressed her desire for this City to require that developers help lessen the financial burden they place upon the senior population with their proposals. She added that there are many mobile home parks in this City and that it would be advantageous for the City to continue seeking solutions to these hardships being placed upon this population.

Planning Officer Repp commented on the current status of the law and the restrictions it places upon cities, but indicated that if the current state law changes in this regard, the City will do all it can.

Commissioner Park questioned how these conversions will impact the City's efforts to meet state requirements for affordable housing stock.

Planning Officer Repp explained that mobile homes do not typically qualify as typical affordable housing.

Commissioner Park stated that he enjoyed participating in the South Bay Cities Council of Governments 11th General Assembly on Friday, February 26th at the Community Center, noting a topic of conversation was creating and maintaining business-friendly cities and keeping those businesses and jobs in California. He requested that staff reports indicate when staff and an applicant have identified a problem on site and made an agreement to fix it, noting this type of information would be helpful for the Commission before doing their site visits.

Commissioner Graber expressed his discomfort with making these mobile home park conversion decisions, believing the seniors are having a difficult time with these proposals and that it is almost to the point of abuse; and stated that because of the current status of the law, this Commission is powerless over these conversion applications. He happily announced he is doing well with his recent hip replacement. He welcomed Commissioner Diaz to this Commission.

Commissioner Brimmer welcomed Commissioner Diaz to this Commission. She expressed her belief the applicants who propose mobile home park conversions can do a better job of relaying/disseminating the information to the park residents.

16. ADJOURNMENT

At 9:55 P.M. the meeting was formally adjourned to Tuesday, March 23, 2010, 6:30 P.M., City Council Chambers.

Chairperson

Attest By:

Secretary