

### City Clerk's Report

City Clerk Kawagoe reported that since this was a Continued Public Hearing, no additional notice was required.

### Staff Report

Planning Officer Repp-Loadsman summarized the staff report and recommendation.

City Attorney Wynder reported that it was staff's intention to incorporate the following into the Continued Public Hearing 1) Statement of Law; 2) Statement of Legal Analysis; and 3) Statement of Legal Opinion about the current state of the law as it applies in the Second Appellate District:

### Administration of Oath

Mayor Dear requested that all persons wishing to testify to stand and take the Oath, which was administered by City Clerk Kawagoe.

### Public Testimony

**The following persons being duly sworn offered testimony in support of the appeal for the conversion:**

Thomas Casparian, 1299 Ocean Avenue, Santa Monica, California 90401, representing the applicant, concurred to the incorporation of his prior statements and dialogue with Planning Officer Repp-Loadsman, City Attorney Wynder, and the Members of the City Council into his current statement. He referred to, discussed, and in some instances, corrected the following: 1) Declaration from Edward Jong, Park Owner; 2) Tenant Impact Report; 3) Paragraph 23 in the proposed resolution; 4) Letter from Jane Osuna, President, Imperial Avalon Homeowners Association; 5) Paragraph 24 in the proposed resolution; 6) Owner's letter and Amended Tenant Impact Report; 7) Paragraph 11 in the proposed resolution.

Susy Forbath, 1299 Ocean Avenue, Santa Monica, California 90401, representing the applicant, discussed the Tenant Impact Report, Triangle Page 22 Item No. 14 of the staff report and Staff Report Triangle Page 25.

**The following persons being duly sworn offered testimony in opposition to the conversion:**

Jane Osuna, 21207 S. Avalon Boulevard, Carson, California 90745, President, Imperial Avalon Homeowners Association, discussed the letter from Edward Jong, Park Owner;

Linda Dale, 21207 S. Avalon Boulevard, Carson, California 90745;

Rodney Warner, 21207 S. Avalon Boulevard, Carson, California 90745;