






Agenda Item #: 07/1002.9

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Aldinger and Members of the City Council

THROUGH: Geoff Dolan, City Manager 

FROM: Richard Thompson, Director of Community Development 
Erik Zandvliet, City Traffic Engineer 

DATE: October 2, 2007

SUBJECT: Consideration of PPIC Recommendation to Approve Installation of Red Curb and Deny a Request for Stop Signs at Johnson Street and 6th Street.

RECOMMENDATION:

It is recommended that the City Council pass a motion to approve the Parking and Public Improvements Commission recommendation to:

1. Deny the request for installation of stop signs on Johnson Street at 6th Street.
2. Paint 30 feet of red curb on both sides of Johnson Street north and south of 6th Street to improve sight distance at the intersection.
3. Direct the Police Department to increase speed and parking enforcement on Johnson Street.

FISCAL IMPLICATION:

The recommended modifications can be accomplished through existing Public Works programs and budgets.

BACKGROUND:

In July 2007, the City received a petition from Mr. James Grant, a resident on 6th Street, requesting stop signs in all directions at the intersection of Johnson Street and 6th Street. The cover letter and petition, signed by 27 residents throughout the neighborhood, states that there is heavy traffic, speeding and reduced visibility on Johnson Street near the intersection of 6th Street.

DISCUSSION:

As described in the attached report, the Traffic Engineer determined that the installation of stop signs on Johnson Street at 6th Street is not justified at this time. The low traffic and pedestrian volumes, absence of collision history, and limited hours of impact do not meet the established criteria for an all-way stop intersection. Further, the Traffic Engineer noted that corner sight distance would be greatly improved by the removal of parking near the intersection, eliminating the primary reason for the stop sign request.

PPIC Review

On August 23, 2007, the Parking and Public Improvements Commission reviewed the Traffic Engineer's report and heard testimony from three (3) residents. All of the speakers agreed that parking was the primary reason for their concerns at this location and supported painted red curbs. The Commission agreed with the Traffic Engineer's findings and voted unanimously with the staff recommendation, with a modification to include both "speeding and parking enforcement".

Notices were sent to the property owners and residents within 300 feet of Johnson Street and 6th Street for both the PPIC and City Council meetings.

ALTERNATIVES:

1. APPROVE the recommendation of the Parking and Public Improvements Commission.
2. REMOVE this item from the Consent Calendar and modify the recommendation or provide staff with direction.


- Attachments:
- A. PPIC report dated 8/23/07, with attachments
 - B. PPIC Minutes (Excerpt) 8/23/07
 - C. Meeting notice, 8/23/07

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**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT**

TO: Parking and Public Improvements Commission

FROM: Richard Thompson, Director of Community Development

BY: Erik Zandvliet, Traffic Engineer 

DATE: August 23, 2007

SUBJECT: Request for Stop Signs
Johnson Street at 6th Street

RECOMMENDATION:

That the Commission pass a motion to approve staff's recommendation to:

1. Paint 30 feet of red curb on both sides of Johnson Street north and south of 6th Street to improve sight distance at the intersection.
2. Direct the Police Department to increase speed enforcement on Johnson Street.

BACKGROUND:

In July 2007, the City received a petition from Mr. James Grant, a resident on 6th Street, requesting stop signs in all directions at the intersection of Johnson Street and 6th Street. The cover letter and petition, signed by 27 residents throughout the neighborhood, states that there is heavy traffic, speeding and reduced visibility on Johnson Street near the intersection of 6th Street.

DISCUSSION:

Johnson Street is a local street that carries approximately 300 vehicles per day and is stopped one block north at 8th Street and three blocks south at 2nd Street. Johnson Street has a vertical curve that rises in the southbound direction in the vicinity of 6th Street. Johnson Street is 30 feet wide with parking allowed on both sides, reducing two-way traffic to a single 14' wide travel lane. The speed limit on Johnson Street is 25 MPH. There are street sweeping parking restrictions on both sides of Johnson Street.

6th Street is a local street that intersects Johnson Street at a stop sign. 6th Street is 30 feet wide and carries approximately 650 vehicles per day. Parking is allowed on both sides of 6th Street, reducing two-way traffic to a single 14' wide travel lane. The speed limit on 6th Street is 25 MPH. There are street sweeping parking restrictions on both sides of 6th Street.

The intersection of Johnson Street and 6th Street is located in a residential area one block east of Sepulveda Boulevard. Both streets are improved with curbs, gutters and some sidewalks. A street light is located on the corner. There are stop signs and cross gutters on the east and west legs of 6th Street at Johnson Street.

The traffic collision history between January 1, 2001 and September 31, 2004 was analyzed for the intersection. According to City records, there have been no collisions reported near the intersection during this 3 ¾ year period.

A radar speed survey was conducted on Johnson Street on August 7, 2007 by a certified radar operator on a typical day. A statistical summary of the recorded speeds shown below confirms that prevailing speeds on Johnson Street are slightly below normal for a local street in a residential area.

Average Speed	27 mph
85 th Percentile Speed	30 mph
10-mile Pace Speed	21 to 30 mph

Field Observations

Field observations were made along Johnson Street during peak periods. Field observations confirm the traffic count and speed data. Pedestrian activity is light and typical of other streets in the surrounding residential neighborhood. Both streets are narrow and provide only one travel lane if vehicles are parked on both sides of the street. The intersection has adequate sight distance for motorists stopped on 6th Street looking northward or southward and is enhanced by the uphill grade looking southward. However, any vehicles parked on Johnson Street near the intersection may significantly block the view of approaching northbound or southbound traffic as well as restrict the turning movements onto Johnson Street.

Curb parking demand is moderate to high along Johnson Street due to limited driveway depths of homes along Johnson Street and 6th Street. As such, vehicles are often parked close to the intersection, which restricts sight distance. Staff believes that painting approximately 30 feet of red curb on both sides of Johnson Street north and south of 6th Street would help improve driver sight distance, pedestrian visibility and turning mobility through the intersection.

Multi-way Stop Signs: The State of California has established guidelines for the installation of stop signs. These criteria have been widely accepted and are used by the City of Manhattan Beach. Multi-way or all-way stop controls are generally recommended when one or more of the State criteria are satisfied that indicate the existing traffic control devices are not sufficient to assign proper right-of-way.

A stop sign warrant checklist was completed that indicates that multi-way stop signs are not warranted at this intersection due to the very low traffic volume on both streets. A stop sign at an intersection with low side street traffic volumes often causes unnecessary delay and noise, increased rear-end collision potential and disregard for stop signs on other streets at locations where there is no apparent reason to stop. An unwarranted stop sign would likely be ignored by many drivers, which would actually decrease pedestrian safety. Corner sight visibility is sufficient if vehicles are not parked right at the corner, so stop signs would not be necessary for visibility reasons.

A stop sign would not be expected to reduce vehicle speeds on Johnson Street, since prevailing speeds are below normal for residential streets. In fact, additional stop signs along Johnson

Street would substantially increase delay to motorists along Johnson Street, causing some drivers to accelerate faster to make up for lost time. A stop sign on Johnson Street could also slightly increase traffic volume on 6th Street because it would encourage more turning movements.

Public Notice

Each of the petitioners as well as property owners in the vicinity of the intersection were notified of the proposed stop sign request and were invited to give input to the Commission.

CONCLUSION:

Based on low side street volumes and absence of a collision history, four-way stop controls are not recommended at the intersection of Johnson Street and 6th Street at this time. However, due to reduced driver sight distance and restricted turning movements, staff recommends the following:

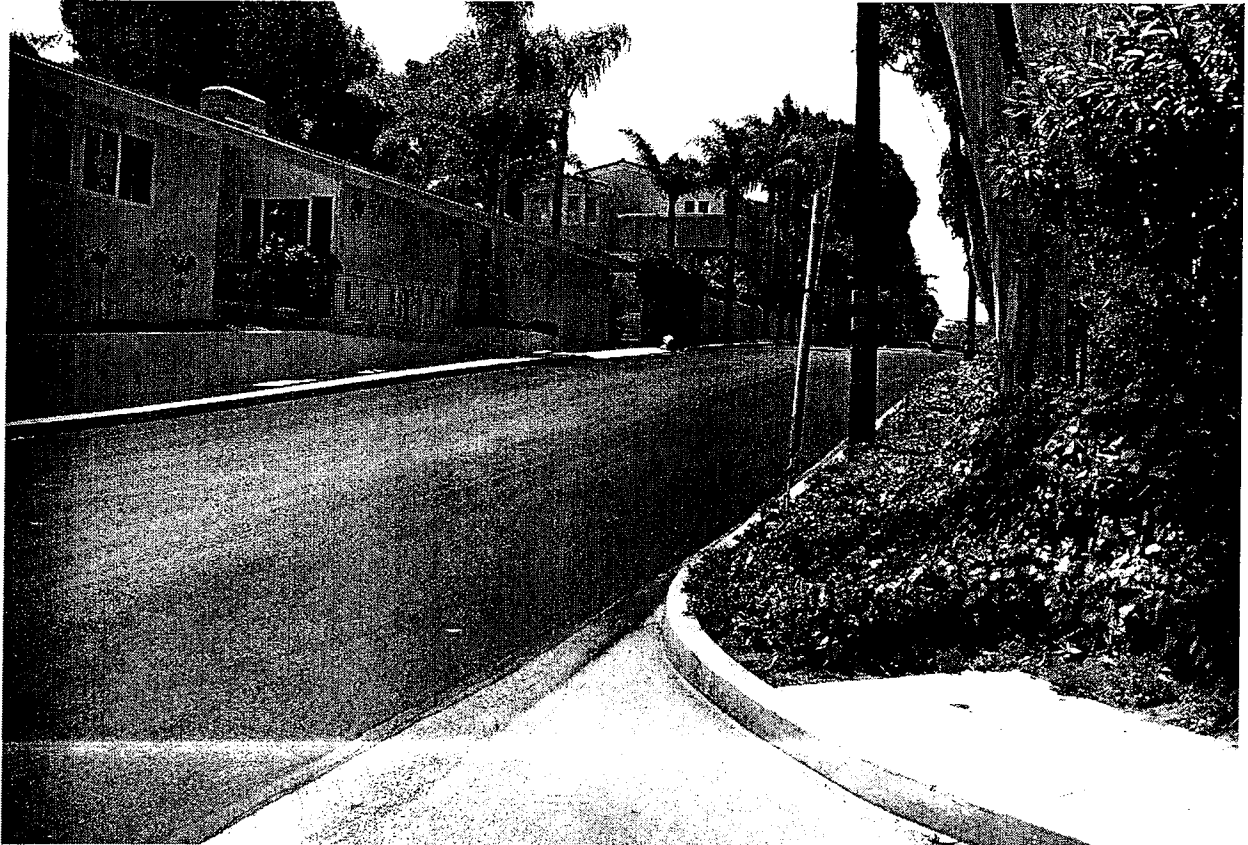
1. Paint 30 feet of red curb on both sides of Johnson Street north and south of 6th Street to improve sight distance at the intersection.
2. Direct the Police Department to increase speed enforcement on Johnson Street.

Attachments:

- Location Photos
- Aerial Photo
- Letter Petition
- Public Notice
- Stop Sign Worksheet

EHZ

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Johnson Street at 6th Street Looking South (From West Leg)

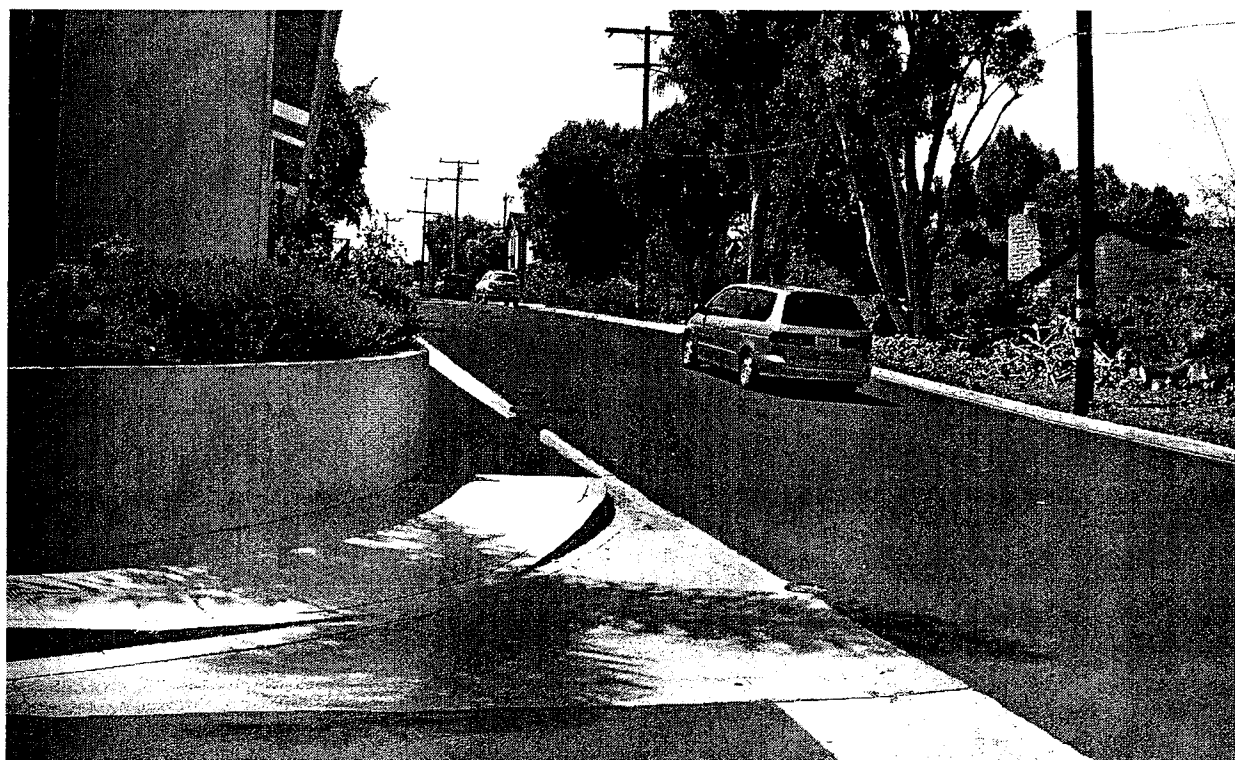


Johnson Street at 6th Street Looking North (From West Leg)

EXHIBIT /



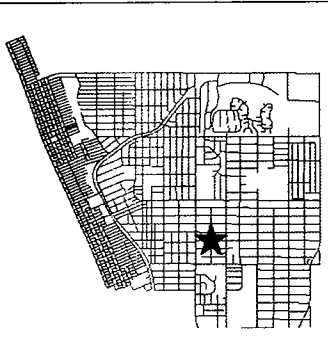
Johnson Street at 6th Street Looking North (From East Leg)



Johnson Street at 6th Street Looking South (From East Leg)

EXHIBIT
1

Johnson St. at 6th St.



Legend

Scale: 1:452

- Addresses
- Parcels
- 2006 4in color Basemap
- BEACH
- BLOCK
- DEADEND
- (cont)

- PARK
- PIER
- PRIVATE STREET
- SCHOOL
- STREET
- WALK STREET

EXHIBIT
2

This map is a user-generated static output from the "MB GIS Info" Intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

0 26 52 ft.





July 27, 2007

VIA CERTIFIED MAIL

Robert D. Osborne
Management Analyst
City of Manhattan Beach
1400 Highland Ave.
Manhattan Beach, CA 90266

**Re: Petition to City of Manhattan Beach for Four-Way Stop at Intersection
of Sixth Street and Johnson Avenue, Manhattan Beach**

Dear Mr. Osborne:

My family and I live at 1161 Sixth Street, which is on the northwest corner of Sixth Street and Johnson Avenue. You and I spoke by phone a couple months ago about the procedure for my request to install a four-way stop at that intersection. You told me to prepare a petition and obtain at least 12 signatures from residents supporting the petition. Enclosed is my petition with 27 signatures. Also enclosed are pictures I took of the intersection from various driver perspectives.

As you can see from the photos, the views of the drivers coming east and west are generally obstructed, requiring them to inch out to see whether there is oncoming traffic. And the cars coming north and south are generally going at excessive speeds because there are no stop signs between Eighth Street and Second Street. Not surprisingly, there have been numerous close calls, harsh words and fender benders. During commuter hours, the intersection is especially active. There are also many joggers, moms/nannies with strollers and dog-walkers who frequent the intersection at all times of the day and night. A serious accident involving automobiles and/or pedestrians is just a matter of time. Indeed, there are many children within a block of the intersection, including my 10-year-old daughter and 6-year-old son, who are at risk.

EXHIBIT

3

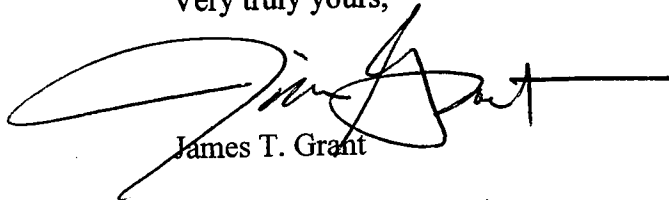
Robert D. Osborne
Management Analyst
City of Manhattan Beach
July 27, 2007
Page 2

Accordingly, please commence an investigation of this matter. Per our prior call, you explained that the City Traffic Commission will designate a traffic engineer to obtain traffic data at the intersection; there will be two public hearings, one before the Traffic Commission and one before the City Council; and the process will take a couple months.

On behalf of my family, the folks who signed the petition, and the impacted community, thank you for your prompt attention to this matter.

If the traffic engineer needs any more information, including additional photos, please have him or her call me on my cell phone at 310.968.0939. Of course, I will want notice of the public hearings so I and a support group can attend to testify.

Very truly yours,



James T. Grant

Enclosures

EXHIBIT
3

**PETITION TO CITY OF MANHATTAN BEACH FOR FOUR-WAY STOP AT
INTERSECTION OF SIXTH STREET AND JOHNSON AVENUE, MANHATTAN BEACH**

WHEREAS, the intersection of Sixth Street and Johnson Avenue in Manhattan Beach is subject to heavy traffic, especially in the weekday mornings based on commuter and school traffic;

WHEREAS, the speeds of automobiles traveling north and south on Johnson Avenue tend to be excessive at all times of the day and night, especially because there is no stop sign between Eight Street and Second Street;

WHEREAS, the visibility of oncoming traffic traveling north and south on Johnson Avenue is unduly limited and compromised by parked automobiles on Johnson Avenue thereby requiring motorists traveling east and west to "inch out" with caution;

WHEREAS, in the last several months, there have been automobile accidents and "near misses" in or near the intersection of Sixth Street and Johnson Avenue due to the lack of a four-way stop; and

WHEREAS, there are numerous families living at or near the intersection of Sixth Street and Johnson Avenue who have young children who remain at undue risk without a four-way stop.

Accordingly, based on the foregoing safety concerns, the following Manhattan Beach residents support this Petition to the City of Manhattan Beach for the installation of a four-way stop at the intersection of Sixth Street and Johnson Avenue in Manhattan Beach:

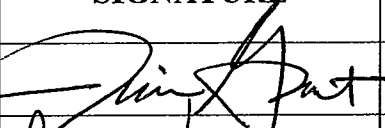
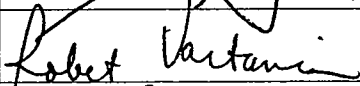
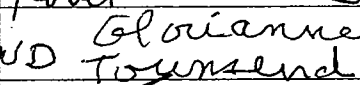
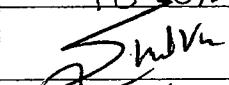

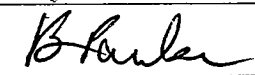
NAME	SIGNATURE	HOME ADDRESS	PHONE NO.
✓ 1. JIM GRANT		1161 6th Street, MB	310-798-4724
✓ 2. Robert Vartanian		1157 6th Street MB	310 374-7719
✓ 3. GLORI TOWNSEND		1151 6th St MB	310-374-1439
✓ 4. SUNIL VORA		1147 6th St. MB	310-379-4090
✓ 5. Shamita Khosle		1150 6th St MB.	310-318-6939
✓ 6. BEN PAULSE		1220 6th St MB	310 379 9732

EXHIBIT
3

	NAME	SIGNATURE	ADDRESS	PHONE
✓ 7.	JOE TANNER	1227 6th ST	<i>Joe Tanner</i>	310 376 0155
✓ 8.	JON VOGL	1206 6TH ST	<i>Jon Vogl</i>	310.379-0987
9.	Parentland Blvd	1504 3rd St ✓	<i>Parentland Blvd</i>	310.406 8656
10.	Mae Sinkowitz	1441 5th St ✓	<i>Mae Sinkowitz</i>	310.937.7018
11.	JOHN SCHUSTER	<i>John Schuster</i>	1531 3 RD ST. ✓	310-379-5786
12.	Avigal Horvath	<i>Avigal Horvath</i>	1440 3rd St ✓	310 379 9940
13.	SALLY ANDRADE	<i>Sally Andrade</i>	375 S. MEADOWS AVE ✓	310 372-0291
✓ 14.	Christine Dillon	<i>Christine Dillon</i>	1147 5th St. MB ✓	310 318 9461
15.	Sharon Pinkert	<i>Sharon Pinkert</i>	1613 Rutland Ave. ✓	310 798 0879
16.	MIKE ANDRADE	<i>Mike Andrade</i>	375 S. MEADOWS AVE ^{dwp.} ✓	310 798-4631
17.	Frances Taylor	<i>Frances Taylor</i>	1649 10 th ST, MB	310 374-3445
18.	Michael Taylor	<i>Michael Taylor</i>	1649 10 th ST, MB	310 374-3445
19.	Mike A Taylor	<i>Mike A Taylor</i>	4649 10 th ST, MB	"
20.	Jayne Taylor	<i>Jayne Taylor</i>	540 S W/138 th city?	643-5150

Theresa Cummings *Theresa Cummings* 1200 8th St MB 310 376 7491
 Leslie Chalmers *Leslie Chalmers* 1245 5th St. MB 310 376 -
 ✓ Lloyd Bookman *Lloyd Bookman* 700 Johnson St. MB. 2928 310 -
 ✓ VALERIE BROWN *Valerie Brown* 1156 6TH ST. MB 318-3160
 DONNA BOYCE *Donna Boyce* 1214 GOODMAN RD 310 379-262
 310 515 666

EXHIBIT
3

7.	✓ RITA CHEBRAUX BROWN (Auto) Cherry Brown 1152 LTD ST M.B 90266	(310) 379-2621
8.	✓ JEN HORTON Jen Horton	1156 Sixth St, MB 90266 (310) 376-4384
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EXHIBIT
3

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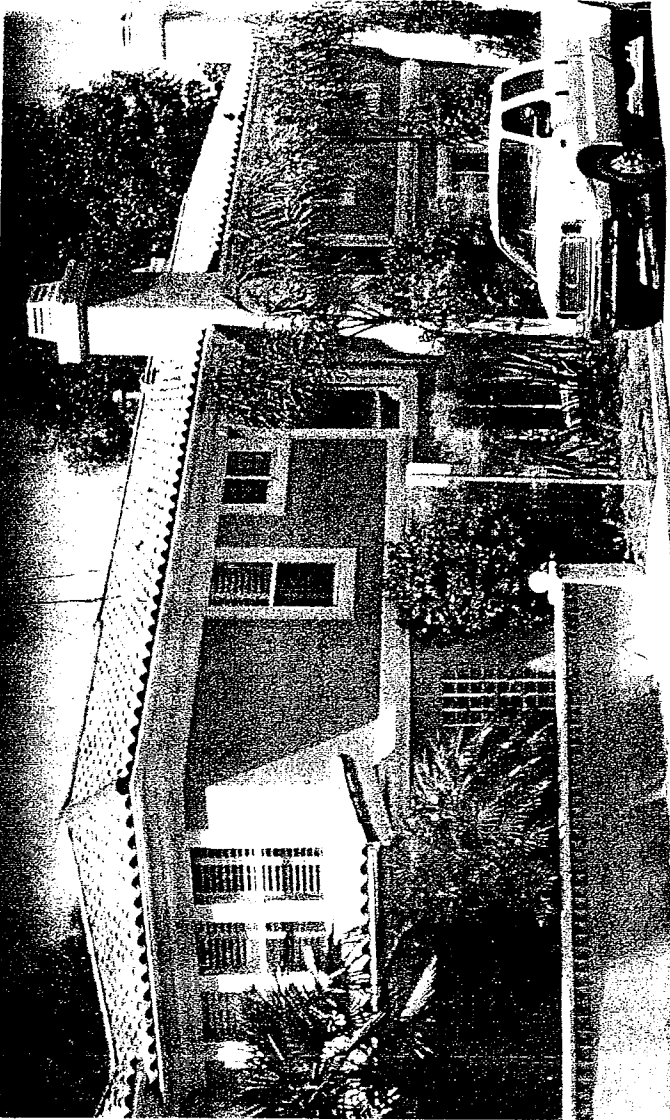


EXHIBIT 3

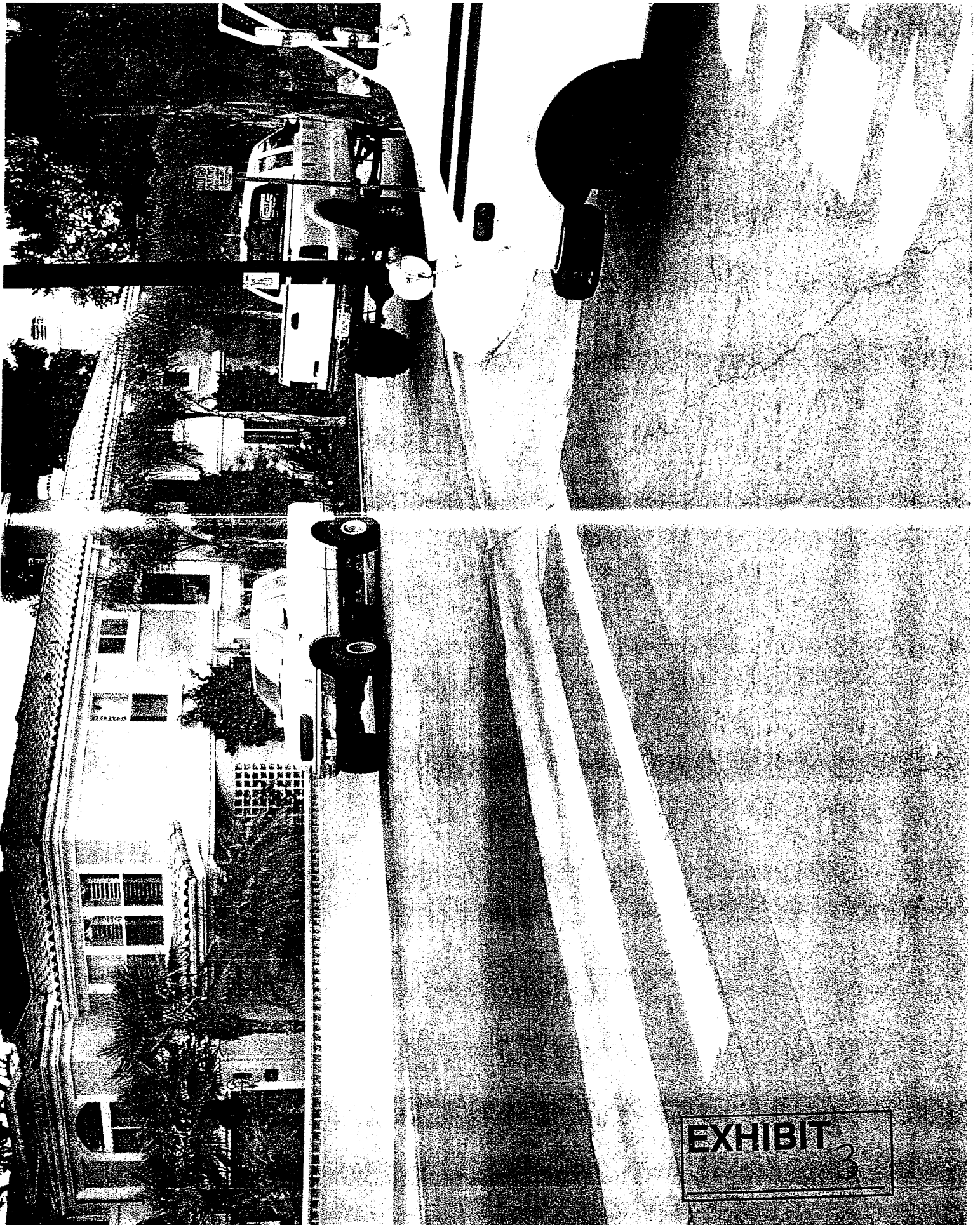


EXHIBIT 3

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EXHIBIT 3

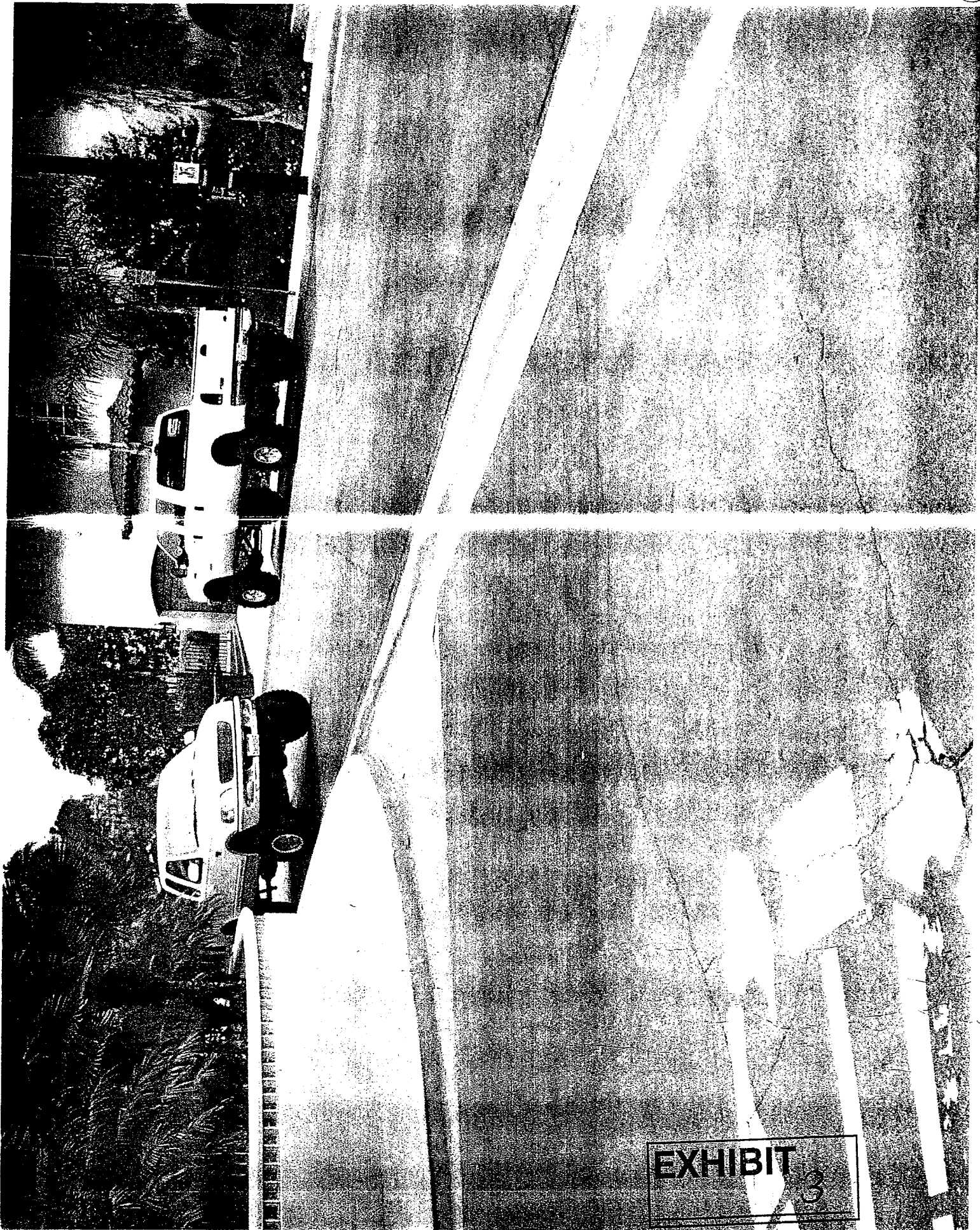
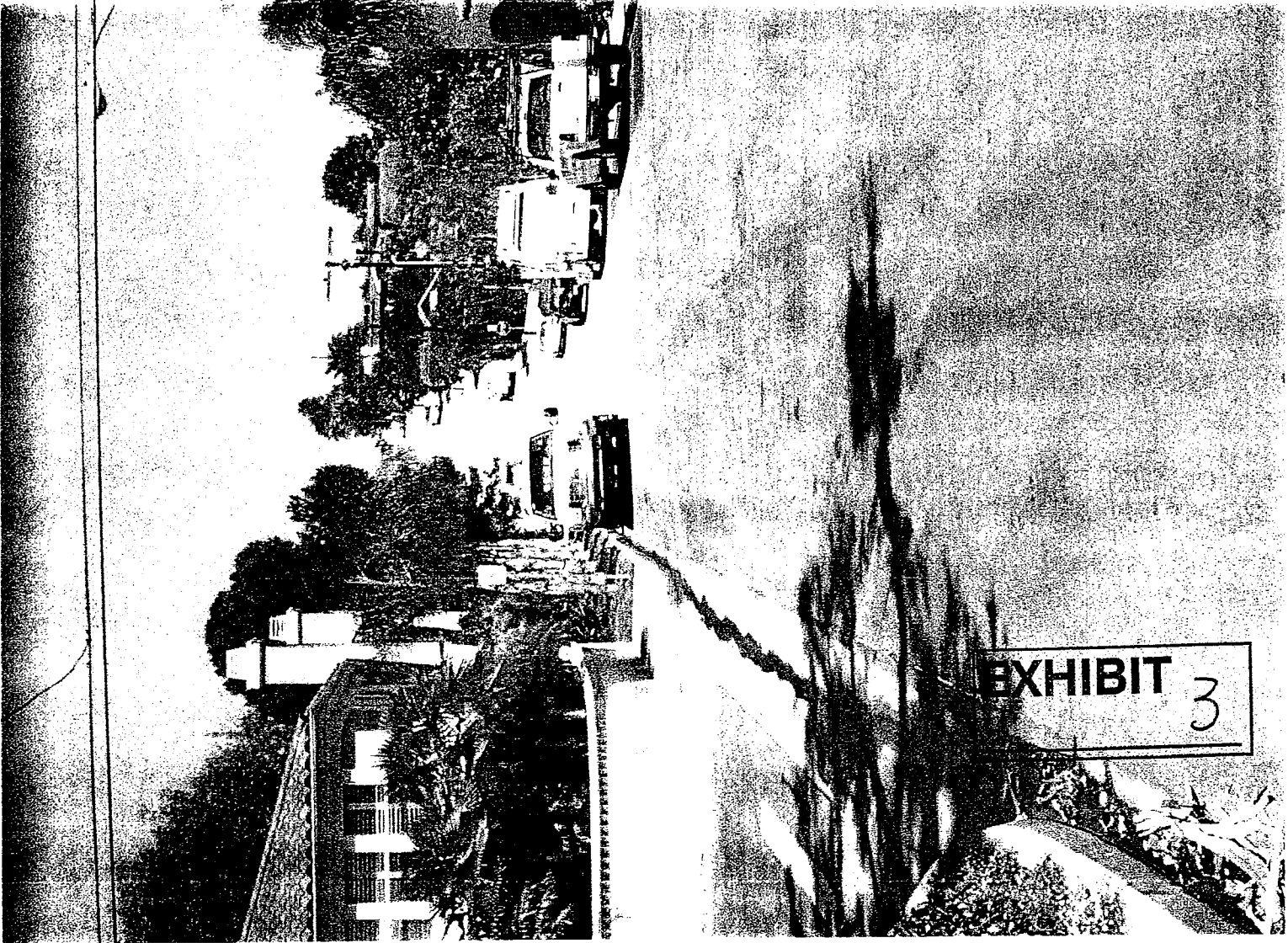
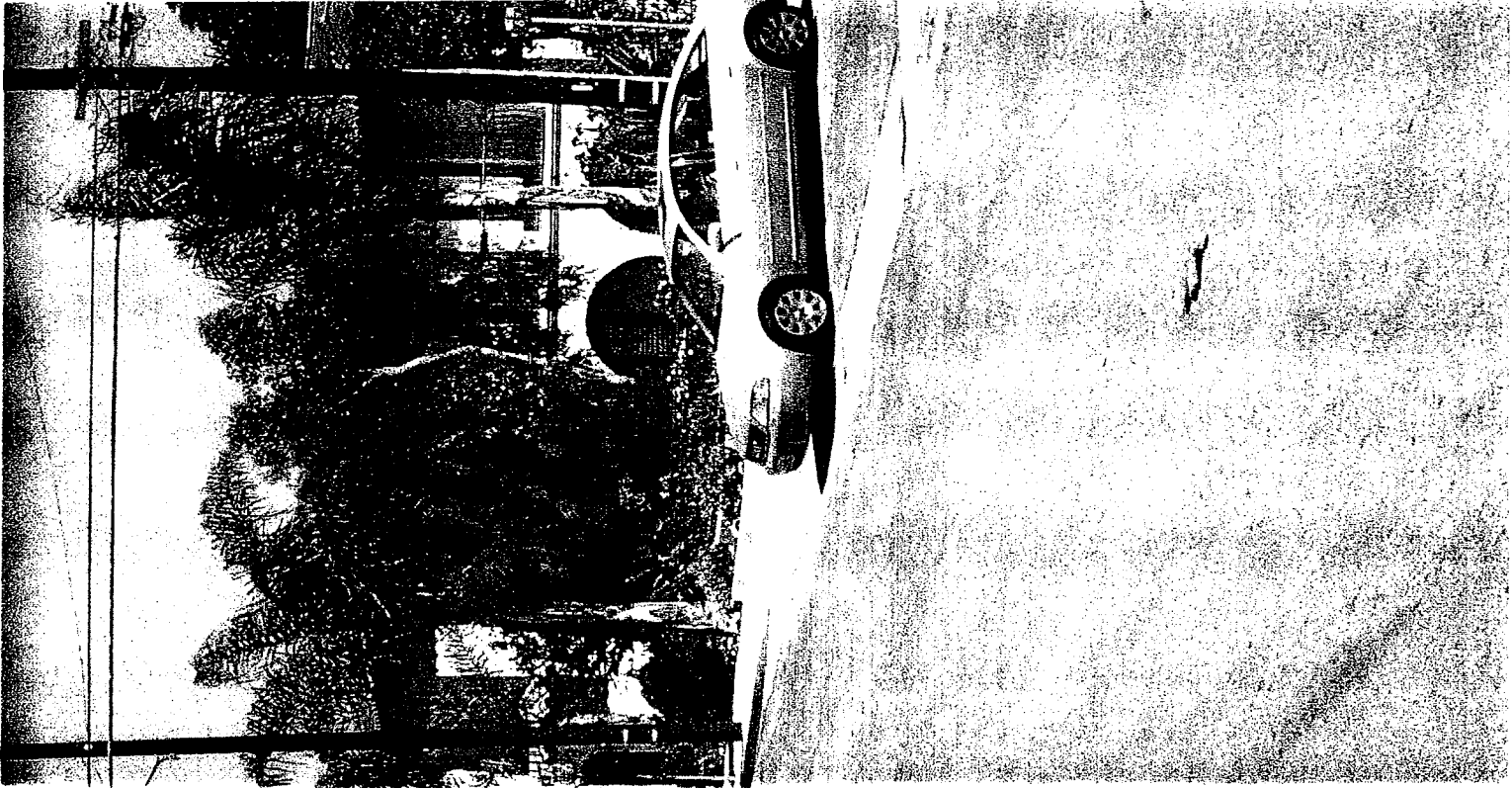


EXHIBIT 3





City of Manhattan Beach

Community Development

Phone: (310) 802-5500
FAX: (310) 802-5501
TDD: (310) 546-3501

Date: August 10, 2007

PUBLIC MEETING NOTICE

Re: Request for Stop Signs in All Directions at Johnson Street and 6th Street

Dear Property Owner:

The City recently received a request to install stop signs in all directions at the intersection of Johnson Street and 6th Street to enhance public safety.

The Parking and Public Improvements Commission will review this request at a public meeting on Thursday, August 23, 2007. The meeting will be held in the City Council Chambers, 1400 Highland Avenue, and will begin at 6:30 p.m. Interested parties are encouraged to attend the meeting and provide comments.

If you would like additional information about this request, please call (310) 802-5540 or send an e-mail to smatthews@citymb.info.

Sincerely,

Susan Matthews
Management Analyst
Community Development Department



STOP SIGN WARRANT CHECKLIST

MAJOR STREET: Johnson Street MINOR STREET: 6th Street

REQUESTED BY: Citizen Petition DATE: 8/16/07

REVIEWED BY: EHZ

Warranted?

SINGLE STREET STOP SIGN WARRANTS - None

On a less important road where the normal right-of-way rules would not be expected to provide reasonable compliance with the law.

On a street entering a legally established through highway or street.

At an unsignalized intersection in a signalized area.

At other intersections where high speeds, restricted view, or crash record indicates a need for control by a stop sign.

MULTI-WAY STOP SIGN WARRANTS – Not Applicable

Where traffic signals are warranted, and stop signs are used as an interim measure to control traffic while the signal is installed.

Where a crash problem exists, as indicated by five or more reported accidents within a 12 month period of a type correctable by a multi-way stop sign.

Where the total vehicular volume entering from the major street approaches average at least 300 vehicles per hour for any 8 hours, and

the combined vehicular, bicycle and pedestrian volume from the minor street approaches average at least 200 units per hour for the same 8 hours, with an average delay to the minor street traffic is at least 30 seconds per vehicle during the highest hour, and

if the 85th percentile approach speed of the major street traffic exceeds 40 MPH, the minimum vehicular volume warrant is 70 percent of the above requirements.

Where there four or more reported accidents within a 12 month period of a type correctable by a multi-way stop sign, and

the average major and minor street volumes are at least 80% of the minimum values.

Other locations where multi-way stop signs are justified based on an engineering study.

EXHIBIT
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MULTI-WAY STOP SIGN WORKSHEET

MAJOR STREET: Johnson Street 85TH SPEED - 30mph

MINOR STREET: 6^h Street DATE: 8/16/07

TRAFFIC VOLUMES **WARRANTED** YES NO

If the 85th percentile speed of the major street exceeds 40 MPH, use 70% volume.

Street	Min Volume	70%	80%	Ave.	Hour / Volume								
					8a	9	11a	2p	3p	4p	5p	6p	
Major	300	210	240	<60	< 60								
Minor	200	140	160	<40	< 40								

And, does the minor street have an average delay of at least 30 seconds in the peak hour?

Peak Average Delay	<30 sec
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COLLISION RECORD **WARRANTED** YES NO

Are there five or more reported collisions within a 12 month period of a type correctable by a multi-way stop sign?

DATE	TIME	DIRECTION	TYPE	CAUSE
2004		NONE		
2003		NONE		
2002		NONE		
2001		NONE		

80% COMBINATION **WARRANTED** YES NO

Are there four or more reported accidents within a 12 month period of a type correctable by a multi-way stop sign, and

Average major and minor street volumes are at least 80% of the minimum values?

OTHER MULTI-WAY STOP CONDITIONS **WARRANTED** YES NO

- A. Need to control left turn conflicts YES NO
- B. Need to control vehicle/pedestrian conflicts at high ped locations YES NO
- C. Visibility obstruction after stopping on minor street approach **YES***
- D. Two similar neighborhood collector streets that would improve operation YES NO

* - Correctable by restricting curb parking.



**CITY OF MANHATTAN BEACH
PARKING AND PUBLIC IMPROVEMENTS COMMISSION
MINUTES OF REGULAR MEETING
August 23, 2007
(DRAFT EXCERPT)**

1. Request for Stop Signs at Johnson Street and 6th Street

Traffic Engineer Zandvliet provided the staff report, detailing the background of the stop sign request, the analysis, and Staff recommendation. The recommendation is to not install stop signs but to improve sight distance by painting curbs red for 30 feet on both sides of Johnson Street north and south of 6th Street. In addition, it is recommended that the Police Department be directed to increase enforcement of traffic speeds on Johnson Street. At the Commission's request, Mr. Zandvliet explained the Stop Sign Warrant Checklist and how he arrived at the conclusion that the stop signs not be installed at this intersection.

Audience Participation

Jim Grant, 1100 Block of 6th Street, petitioner, shared information about his request for stop signs at Johnson Street and 6th Street due to high traffic speeds, a high volume of traffic, at least one unreported traffic collision, commuter traffic avoiding Sepulveda Boulevard, poor visibility resulting from the on-street parking of very large commercial vehicles owned by a nearby resident and lastly, the difficulty of exiting his driveway. Mr. Grant indicated that painting the curb red as recommended by staff would be a good start in remedying the problem and he asked that the situation be re-assessed during peak traffic hours when school is in session.

John Vogl, 1200 Block of 6th Street, supported the request. He commented on the increased volume of traffic on Johnson Street caused by drivers avoiding Sepulveda Boulevard and on traffic visibility difficulties resulting from an uncooperative resident parking very large commercial vehicles on Johnson Street. Like Mr. Grant, Mr. Vogl agreed with painting the curb red as recommended by staff and he also asked that the situation be re-examined during peak traffic hours when school is in session.

Sue Vogl, 1200 Block of 6th Street, related her concern over the very dangerous situation at the intersection of Johnson and 6th Street. She discussed the traffic visibility problems created by the very large commercial vehicles parked on Johnson Street.

Discussion

Commissioner Donahue related his concerns: that additional data could be collected; whether 30 feet of red curbing would eliminate too much parking; and that the Police Department should be asked to enforce traffic/parking requirements in the neighborhood.

Commissioner Silverman voiced his concerns that parking in the neighborhood would be reduced with red curbing; and whether in the process of submitting his petition Mr.

Grant was made aware that red curbs might be recommended. He also questioned the traffic volume data and was concerned that the situation at the intersection was not examined during peak traffic hours. He observed that the very large commercial vehicles parked on the street appear to be the problem, which might improve with additional Police Department enforcement.

Commissioner Gross explained his difficulty in understanding why traffic volumes are measured during off hours. He entertained the idea of painting 60 feet (rather than 30 feet) of the curb red to help minimize the traffic visibility problems caused by the very large commercial vehicles.

Chairman Paralusz stated her lack of support for the stop signs in that the problem appears to be poor visibility caused by the very large trucks owned by a resident who apparently works out of his home. She noted the possibility of amending the City's ordinance to prohibit the parking of such vehicles in residential areas. Ms. Paralusz indicated that she could support increased enforcement and the red curb, in that the benefits would outweigh the negatives because visibility and safety would be improved.

Action

A motion was MADE and SECONDED (Donahue/Gross) to approve the staff recommendations to paint 30 feet of red curb on both sides of Johnson Street north and south of 6th Street and to direct the Police Department to increase speed enforcement on Johnson Street.

Commissioner Gross asked that the motion be amended to direct the Police Department to increase speed and parking enforcement on Johnson Street.

As the maker of the motion, the amendment was accepted by Commissioner Donahue, with the amended motion reading as follows:

A motion was MADE and SECONDED (Donahue/Gross) to approve the staff recommendation to paint 30 feet of red curb on both sides of Johnson Street north and south of 6th Street and to direct the Police Department to increase speed and parking enforcement on Johnson Street.

AYES: Donahue, Gross, Silverman and Chairman Paralusz.
NOES: None.
ABSENT: Stabile.
ABSTAIN: None

Traffic Engineer Zandvliet verified that staff will closely monitor the enforcement at the intersection; that staff will notify the applicant of the date on which this matter will be on the City Council agenda; and that the Council will be provided with the minutes of this discussion, which will include that the problem appears to be caused by an uncooperative neighbor parking very large commercial vehicles on the residential street.



City Hall 1400 Highland Avenue Manhattan Beach, CA 90266-4795
Telephone (310) 802-5000 FAX (310) 802-5001

September 25, 2007

PUBLIC MEETING NOTICE

Re: Request for Stop Signs in All Directions at Johnson Street and 6th

Dear Property Owner/Resident:

The City recently received a request to install stop signs in all directions at the intersection of Johnson Street and 6th Street. The Parking and Public Improvements Commission reviewed this request at a public meeting on Thursday, August 23, 2007 and recommended **against** installing additional stop signs at this time. The Commission did recommend painting red curbs for 30 feet on both sides of Johnson Street north and south of 6th Street to improve sight distance at the intersection.

The City Council will consider this recommendation at its regular meeting on Tuesday, October 2, 2007. The meeting will be held in the City Council Chambers, 1400 Highland Avenue, beginning at 6:30 p.m. The Staff Report for this item will be posted on the City's website www.Citymb.info approximately 72 hours prior to the meeting.

This item will be on a portion of the council agenda known as the "Consent Calendar", meaning that the recommended action will be approved without discussion unless a member of the audience, a City staff person or a Councilmember requests the item be removed for discussion. Early in the meeting the Mayor will ask the audience if they would like any items to be removed from the Consent Calendar. If you wish that this item be discussed further, you must request that it be removed at that time. It will then be discussed during the portion of the agenda entitled "Items Removed from the Consent Calendar", toward the end of the meeting.

If you have any questions or would like any additional information, please call 802-5515 or email Rosemary Lackow at rlackow@citymb.info.

Sincerely,

Rosemary Lackow, Senior Planner
Community Development Department