

Council Meeting of  
May 8, 2007

Honorable Mayor and Members  
of the City Council  
City Hall  
Torrance, California

**PUBLIC HEARING**

Members of the Council:

**SUBJECT: Community Development - Appeal of an Environmental Quality Commission denial of a request for an electronic readerboard for the National Sports Grill.**

**SNP06-00008: National Sports Grill (Tony Garcia)**

**RECOMMENDATION**

The Environmental Quality Commission and the Community Development Director recommend that the City Council deny the appeal for an electronic readerboard sign for the National Sports Grill located at 3210 Sepulveda Boulevard in the C-3 zone.

**BACKGROUND**

The National Sports Grill is located on the south side of Sepulveda Boulevard between Maple and Madrona Avenues on a C-3 zoned parcel. The property frontage is over 300 feet, with residential uses to the south, the Madrona Marsh to the north and commercial businesses to the east and west.

Current signage on the property consists of a ground sign and a small sign on the awning over the west entrance to the business. The Torrance Sign Code allows this use to have significantly more signage but the design of the building prevents the use of wall signs along Sepulveda Blvd. where they would have the most visibility.

The applicant requests approval to keep a 6'5" x 2'3" high, electronic readerboard cabinet that was added to an existing 25' high ground sign on the property. The cabinet was installed without a permit and it replaced a manual readerboard cabinet originally approved by the Environmental Quality Commission in 1993 when the business opened.

The new owners of the restaurant are hoping to evolve the business into a more family oriented establishment and have plans to make the restaurant available for banquets for youth sports and other organizations. They believe adding an electronic readerboard gives the location a more modern look and eliminates having to manually change the sign. The owners also feel that visibility of the business is partially obstructed when approaching from the west due to a slight curve in Sepulveda Boulevard.

Per the Torrance Sign Code, electronic readerboards are prohibited due to their flashing, blinking nature. However, these signs have been allowed at various locations with Environmental Quality Commission approval. Due to changes in technology, the signs have become more affordable. As a result, in October 2006, due to the influx of requests for electronic readerboard signs, staff, with guidance from the Environmental Commission, established guidelines that outlined factors to be considered when reviewing requests for electronic readerboard signage.

The guidelines consider the type of use; size of property and number of tenants or businesses at the location requesting the signage. The objective of the guidelines is to prevent the proliferation of electronic readerboards throughout the City.

In accordance with the guidelines, this use would not qualify for an electronic readerboard sign. In the guidelines, staff suggests that electronic readerboard ground signs be limited to non-commercial, public uses like schools and churches; public facilities like the YMCA; and large multi-tenant commercial developments.

However, if there is a finding for approval, staff recommends the following conditions:

- 1) No running, blinking or flashing copy or graphics or video.
- 2) The copy shall remain still for at least 3 to 4 seconds.
- 3) The sign shall be extinguished at the close of business each night.
- 4) If a complaint is received regarding brightness or other specifics with the sign, the applicant shall work with staff to resolve the issues.
- 5) The applicant shall provide a graphic presentation of the sign copy, including color if any.

#### **ENVIRONMENTAL QUALITY COMMISSION RECOMMENDATION**

The Environmental Quality Commission reviewed the proposal on February 7, 2007, and voted 4-2 to deny the request for an electronic readerboard for the National Sports Grill.

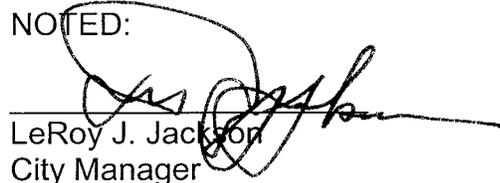
CONCUR:

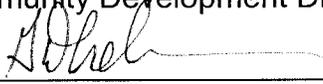
  
 \_\_\_\_\_  
 Jeffery W. Gibson  
 Community Development Director

Respectfully submitted,

Jeffery W. Gibson  
 Community Development Director

NOTED:

  
 \_\_\_\_\_  
 LeRoy J. Jackson  
 City Manager

By   
 \_\_\_\_\_  
 Gregg Lodan, AICP  
 Planning Manager

- Attachments:
- A. TEQECC Minutes from 2/07/2007
  - B. Electronic Readerboard Guidelines
  - C. Elevational sign drawings
  - D. Appeal Form

**EXCERPT OF MINUTES**√ **Minutes Approved****February 1, 2007****MINUTES OF A REGULAR MEETING OF  
THE ENVIRONMENTAL QUALITY AND  
ENERGY CONSERVATION COMMISSION****1. CALL TO ORDER**

The Torrance Environmental Quality and Energy Conservation Commission convened in a regular session at 7:00 p.m. on Thursday, February 1, 2007 in City Council Chambers at Torrance City Hall.

**2. ROLL CALL:**

Present: Commissioners Chim, Decker, Griffiths, Reilly, Watson and Chairperson McCabe.

Absent: Commissioner Minter.

Also Present: Deputy Community Development Director Cessna, Development Review and Environmental Manager Lodan, and Senior Environmental Quality Officer Jones.

**7. SIGN HEARINGS**

Chairperson McCabe explained the policies and procedures of the Environmental Quality and Energy Conservation Commission, including the right to appeal decisions to City Council.

**7A. SNP06-00008: NATIONAL SPORTS GRILL-3210 SEPULVEDA BOULEVARD**

**Request:** To add one 27" high x 78" electronic readerboard cabinet onto the existing 26' high pole sign. The pole sign is located on the east side of the driveway entrance at Sepulveda Boulevard.

**TOTAL REQUEST: 14.6 SQUARE FEET****Recommendation:**

Staff recommends denial of the request to keep an electronic readerboard cabinet on the existing pole sign. Staff suggests re-installing the manual readerboard cabinet previously approved by the Commission.

With the aid of slides, Senior Environmental Quality Officer Jones introduced the request. She reported that the Commission approved the previous manual readerboard cabinet in 1993 and noted that the current electronic readerboard cabinet was installed prior to obtaining a permit or approval from the City. She stated that, in accordance with

Electronic Readerboard Guidelines, staff recommends that approval of electronic readerboards be limited to large, multi-tenant developments.

**MOTION:** At 7:15 p.m., Chairperson McCabe moved to open the public hearing. Commissioner Chim seconded the motion; a voice vote reflected unanimous approval.

Tony Garcia, President of National Sports Grill, West Sepulveda Boulevard, stated that he and his partner are new owners and are seeking to make the establishment more family oriented, improve its image, and attract more business.

Responding to Commissioner Chim's inquiry, Mr. Garcia stated that he was aware of the Electronic Readerboard Guidelines and apologized for installing the electronic readerboard without approval.

When Chairperson McCabe asked that the applicants provide justification for the request, Mr. Garcia stated that they wanted to update the manual readerboard to a more modern look. He expressed concerns about visibility when traveling eastbound on Sepulveda Boulevard due to a curve in the road.

Robert Towers, West Sepulveda Boulevard, discussed safety concerns for employees who have to manually change letters on a ladder on a manual readerboard. He stated that applicants were willing to be in complete compliance with all conditions for electronic readerboards.

Commissioner Reilly received clarification from applicants that types of messages they would display would be for strictly business-related operations.

In response to Commissioner Griffiths' inquiry, Mr. Garcia stated that they did not consider other signage options.

**MOTION:** At 7:27 p.m., Commissioner Reilly moved to close the public hearing. Commissioner Griffiths seconded the motion; a voice vote reflected unanimous approval.

Commissioner Reilly stated that the size of the requested sign would not be detracting and that it would address the applicant's visibility and safety concerns. She noted that her only concern was the type of messages that could be displayed.

Commissioner Griffiths received clarification from staff that the applicant has room to increase signage but that the pole sign is their best exposure.

Chairperson McCabe expressed concern that the reasons given by the applicant for requesting approval could be used by every electronic readerboard sign request reviewed by the Commission. He stated that he did not see extenuating circumstances to deviate from the guidelines and approve the request.

Commissioner Griffiths stated that he witnessed the sign while it was illuminated and that he thought it was too bright and could be distracting to drivers.

Commissioner Reilly received clarification from staff that limiting illumination could be a condition of approval.

Commissioner Chim noted that visibility was not a major issue, that applicants have significantly improved the property in other ways, and that ignorance of law is not a valid excuse. She stated that she was in favor of denying the application because there was not a special circumstance that would warrant deviating from the Electronic Readerboard Guidelines.

Commissioner Watson stated that she would support approval of the request because the electronic readerboard replicates the size and position of the original signage, it is located in a commercial area, and that its intensity could be regulated.

Commissioner Decker stated that she does not care for electronic readerboards at all and expressed concern that their overuse would change the character of the City.

**MOTION:** Commissioner Griffiths moved to concur with staff recommendation to deny approval of SNP06-00008. Commissioner Chim seconded the motion; the motion passed as reflected in the following 4-2 roll call vote (absent Commissioner Minter):

AYES: Commissioners Chim, Decker, Griffiths, and Chairperson McCabe.  
NOES: Commissioners Reilly and Watson.

###

## TORRANCE ENVIRONMENTAL QUALITY COMMISSION

October 5, 2006

Revised December 7, 2006

To: Chairman McCabe and Members of the Torrance Environmental  
Quality Commission

Subject: Guidelines for Electronic Readerboard Signs

The following are informal guidelines the Commission may consider when reviewing requests for electronic readerboard signage.

Type of Readerboard: Approval of readerboard signage should be limited to ground signs. The use of readerboards for wall and window signage could lead to the proliferation and overuse of this type of sign.

Type of Use: In the past, electronic readerboard signage has been approved for churches and schools. Other appropriate uses include: some non-profit facilities (such as YMCAs); some gas stations (for the display of gas prices only), and theaters. In addition, readerboards are suitable for large, multi-tenant commercial developments, preferably with frontage on two major streets.

Conditions of Operation:

- 1) Copy should remain still for at least 3 to 4 seconds.
- 2) No running, blinking, or flashing copy or graphics or video.
- 3) Maximum illumination shall be reduced 35% to 50% at dusk, if necessary.
- 4) Time and space shall be allowed for civic announcements and events.
- 5) Illumination shall be extinguished by 10:00 p.m. nightly, unless the business operates 24 hours.

- 6) For each electronic readerboard request, the Commission should consider the totality of the location, circumstances of the business, and the surrounding area.
- 8) Applicants shall provide a graphic representation of the sign copy including color if any.

Respectfully Submitted,

Sharron Jones  
Sr. Environmental Officer

CONCUR:

Gregg Lodan  
Development Review and Environmental Manager



December 13, 2006

To Whom It May Concern:

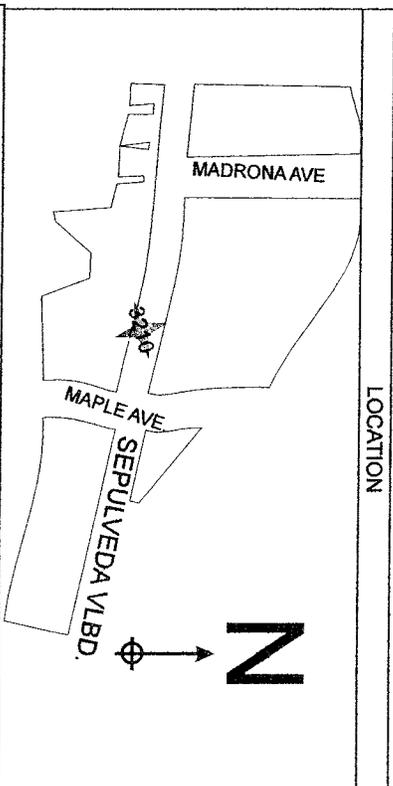
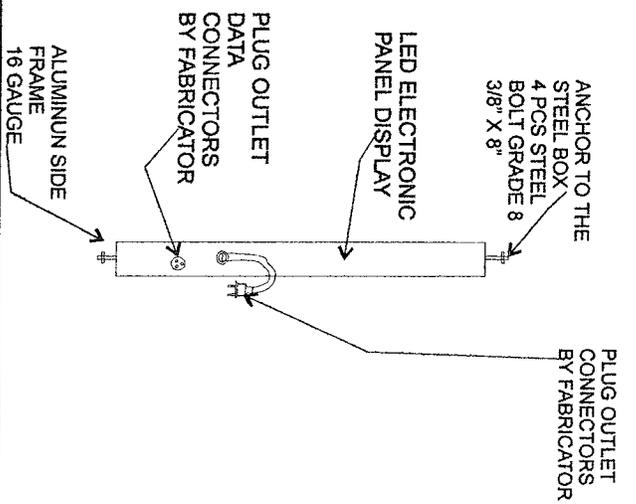
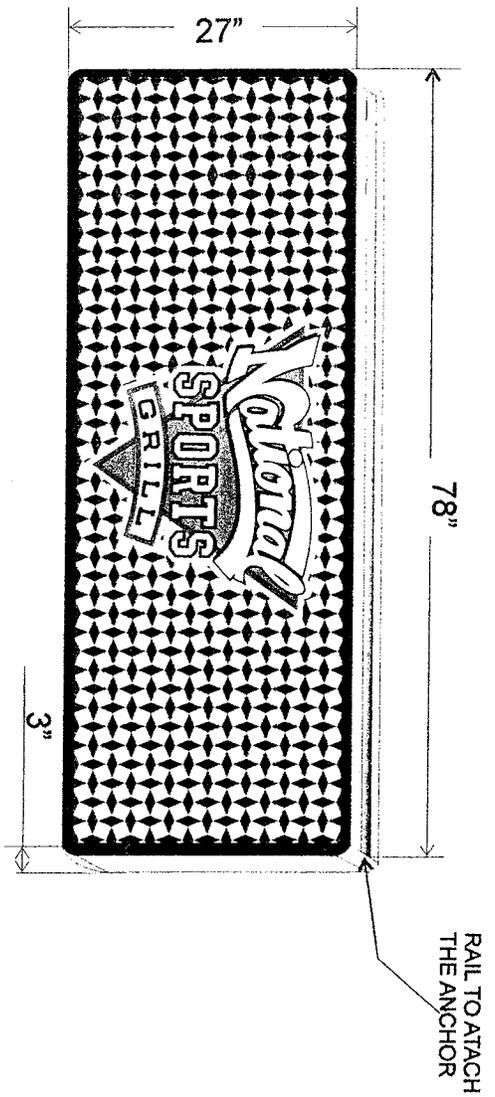
This letter is to explain or clarify that the sign permit that we are applying for is an existing sign. The existing sign was the type that you manually have to change letters on a ladder for events and all we did was to install an electronic one so that we don't run into the risk of falling off the ladder. Please review the information provided and hopefully you can grant us the permit to operate the electronic sign. Thank you for your time.

Sincerely;

A handwritten signature in black ink, appearing to read "Tony Garcia", is written over a horizontal line.

Tony Garcia

President of NSB SPORTS INC/ DBA AS NATIONAL SPORTS GRILL



**-National Sport Grill:**  
 Illumination Provided By LED electronic panel display.  
 Fabricator: SUNRICE DIVISION OF SUNNY NEON INC.  
 MODEL: XM-316  
 Attached to the bottom and top of steel frame On pool sign.  
 Framework Mounted to Pool Sign.

DETAIL FOR : Electric box

NOT TO SCALE

- 1.- All seams to be placed for min. visibility. 2.- Install to conform w/ section 600 of NEC. 3.- Panels Boards Fabricated to UL Standards  
 4.- Panel board mounted in field. 5.- Box Frame to be constructed to prevent light leaks. 6.- Min. 4 mounting bolts per panel board  
 Etanch Circuit:  
 A.- All brand circuits for signs board must be totally dedicated.  
 B.- Sign circuit's bolt must not be shared w/ other loads such as lightings, air conditioning and other equipment.  
 C.- Properly sized ground wired that can be traced back to the breaker panel must be provided.

**Installation 02 Sign Board (LED Electronic Panel Display) Inside Existing Electric Box**

DESIGNER: VICTOR M. VELEZ

CONTRACTOR:

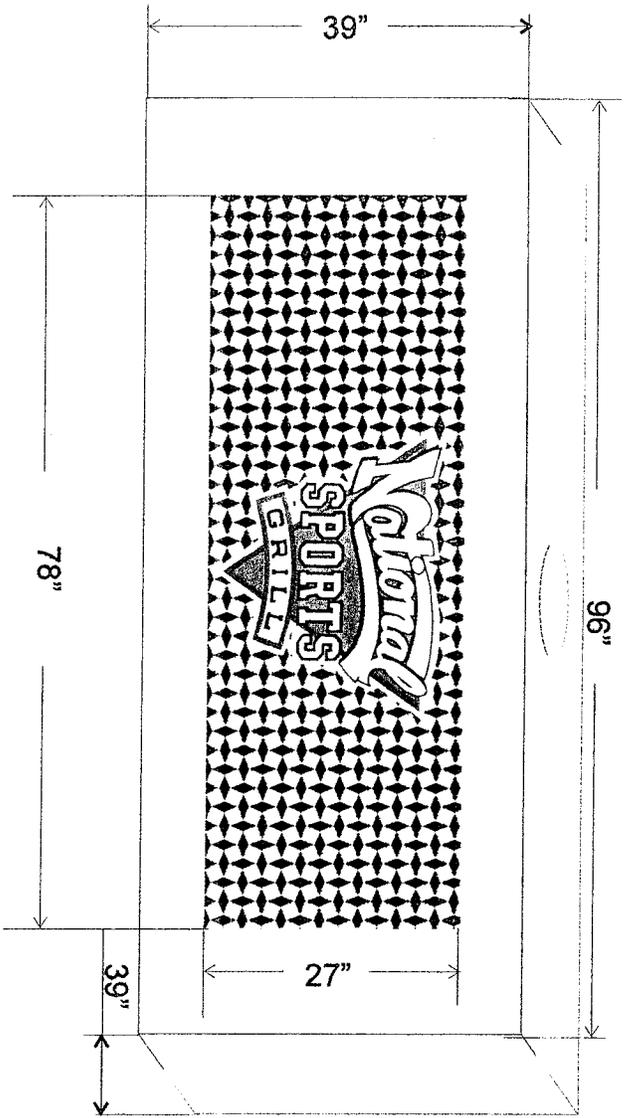
PROJECT:  
 "NATIONAL " SPORT GRILL SIGN BOARD  
 ADDRESS:  
 3210 Sepulveda Vld. Torrance, Ca. 90505 - 2719  
 Los Angeles County  
 PHONE: (714) 403-0915  
 BUSINESS OWNER: Antonio Garcia.  
 Tel: (714) 403-0915

FACILITY OWNER: John Russell  
 ADDRESS: 116 Main St. Suit A, Thuburon, Ca 94920  
 Tel: (415) 435-6200 ; Fax: (415) 435-6249  
 INSTALLER: ANS SIGNS  
 1345 Coronado Long Beach Ca 90804  
 TEL: (562) 597-1861  
 State LIC#: 569180 BUS. TAX REG.: 0050435-48

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_



DETAIL FOR : Electric box

NOTES:

- 1.- All seems to be placed for min. visibility; 2.- Install to conform w/ section 600 of NEC; 3.- panels boards fabricated to UL standards
  - 4.- Panel board mounted in field; 5.- Box Frame to be constructed to prevent light leaks; 6.- Min. 4 mounting bolts per Panel board
- Branch Circuit:
- A.- All brand circuits for signs board must be totally dedicated.
  - B.- Sign circuits bolt must not be shared w/ other loads such as lightings, air conditioning and other equipment.
  - C.- Properly sized ground wired that can be traced back to the breaker panel must be provided.

1:19.5 SCALE

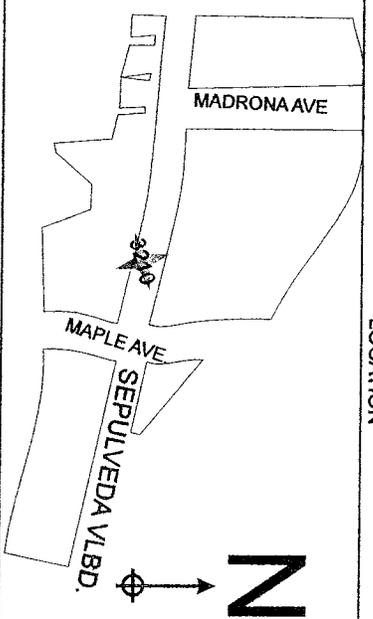
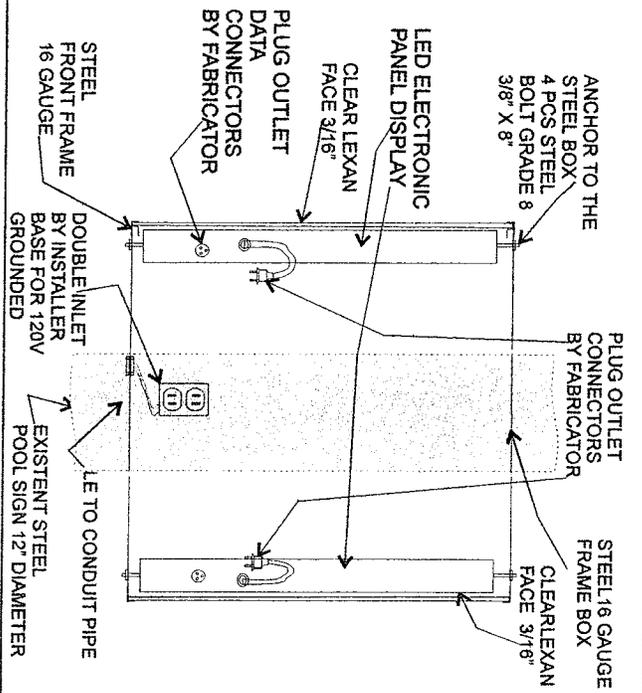
Installation 02 Sign Board (LED Electronic Panel Display) Inside Existing Electric Box

DESIGNER: VICTOR M. VELEZ

CONTRACTOR:

PROJECT:  
 "NATIONAL " SPORT GRILL SIGN BOARD  
 ADDRESS:  
 3210 Sepulveda Blvd. Torrance, Ca. 90505 - 2719  
 Los Angeles County  
 PHONE: (714) 403-0915  
 BUSINESS OWNER: Antonio Garcia.  
 Tel: (714) 403-0915

FACILITY OWNER: John Russell  
 ADDRESS: 116 Main St. Suite A, Tiburon, Ca 94920  
 Tel: (415) 435-6200 ; Fax: (415) 435-6249  
 INSTALLER: ANS SIGNS  
 1345 Coronado Long Beach Ca 90804  
 TEL: (562) 597-1861  
 State LIC#: 569180 BUS TAX REG.: 0050435-48

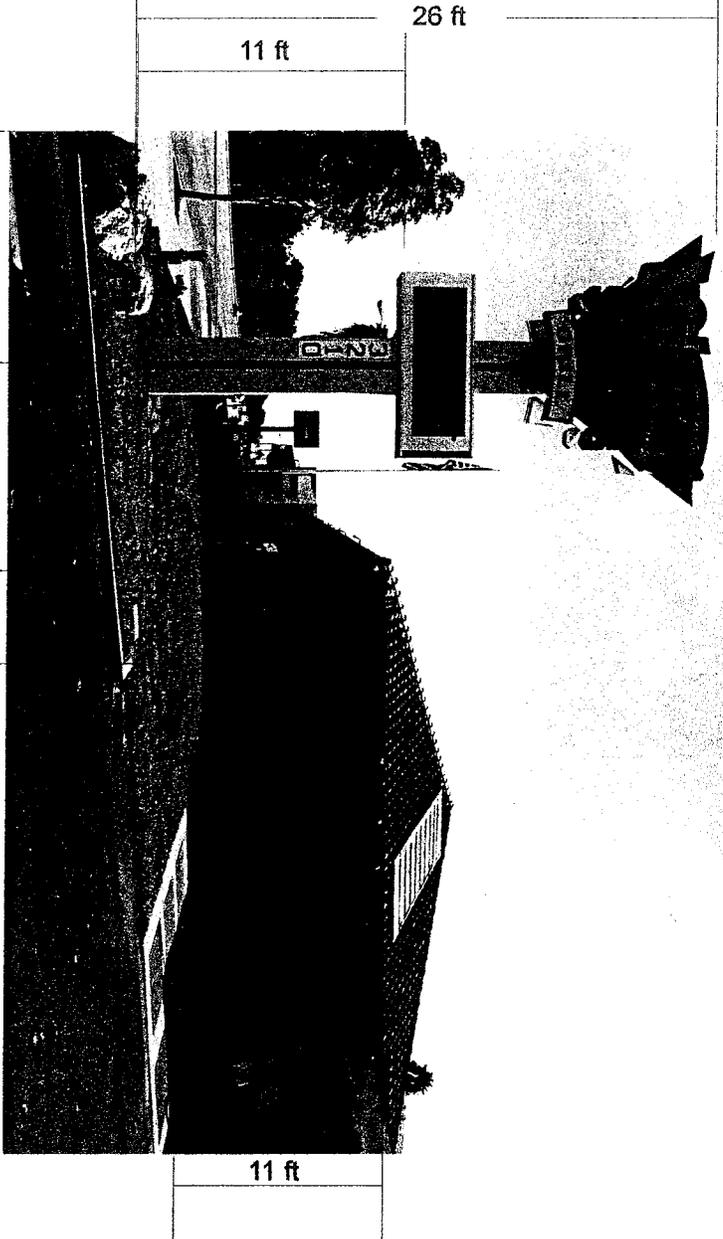


-National Sport Grill:  
 Existing Box frame Fabricated From Steel Painted White and All Interior Surfaces  
 Illumination Provided By LED electronic panel display.  
 Attached to the bottom and top of steel frame On pool sign.  
 Framework Mounted to Pool Sign.

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_



DETAIL FOR : Electric box

NOTES:

NOT TO SCALE

1. - All seams to be placed for min. visibility.
  2. - Install to conform w/ section 600 of NEC.
  3. - panels boards fabricated to UL standards
  4. - Panel board mounted in field.
  5. - Box Frame to be constructed to prevent light leaks.
  6. - Min. 4 mounting bolts per panel board
- Branch Circuit:
- A. - All brand circuits for signs board must be totally dedicated.
  - B. - Sign circuits bolt must not be shared w/ other loads such as lightings, air conditioning and other equipment.
  - C. - Property sized ground wired that can be traced back to the breaker panel must be provided.

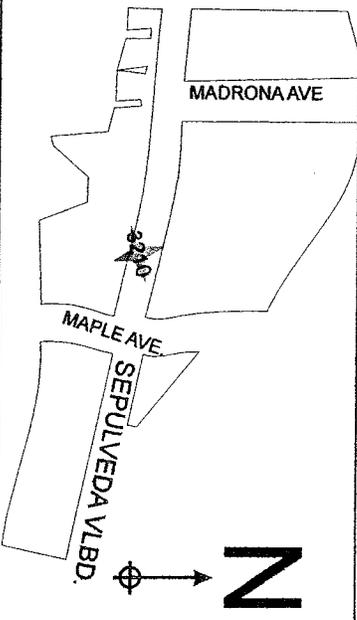
**Installation 02 Sign Board (LED Electronic Panel Display) Inside Existent Electric Box**

DESIGNER: VICTOR M. VELEZ

CONTRACTOR:

**PROJECT:** "NATIONAL" SPORT GRILL SIGN BOARD  
**ADDRESS:** 3210 Sepulveda Vldd. Torrance, Ca. 90505 - 2719  
 Los Angeles County  
**PHONE:** (714) 403-0915  
**BUSINESS OWNER:** Antonio Garcia.  
 Tel: (714) 403-0915

**FACILITY OWNER:** John Russell  
**ADDRESS:** 116 Main St. Suite A, Tiburon, Ca 94920  
 Tel: (415) 435-6200 ; Fax: (415) 435-6249  
**INSTALLER:** ANS SIGNS  
 1345 Coronado Long Beach Ca 90804  
 TEL: (562) 597-1961  
 State LIC# : 569180 BUS TAX REG.: 0050435-48



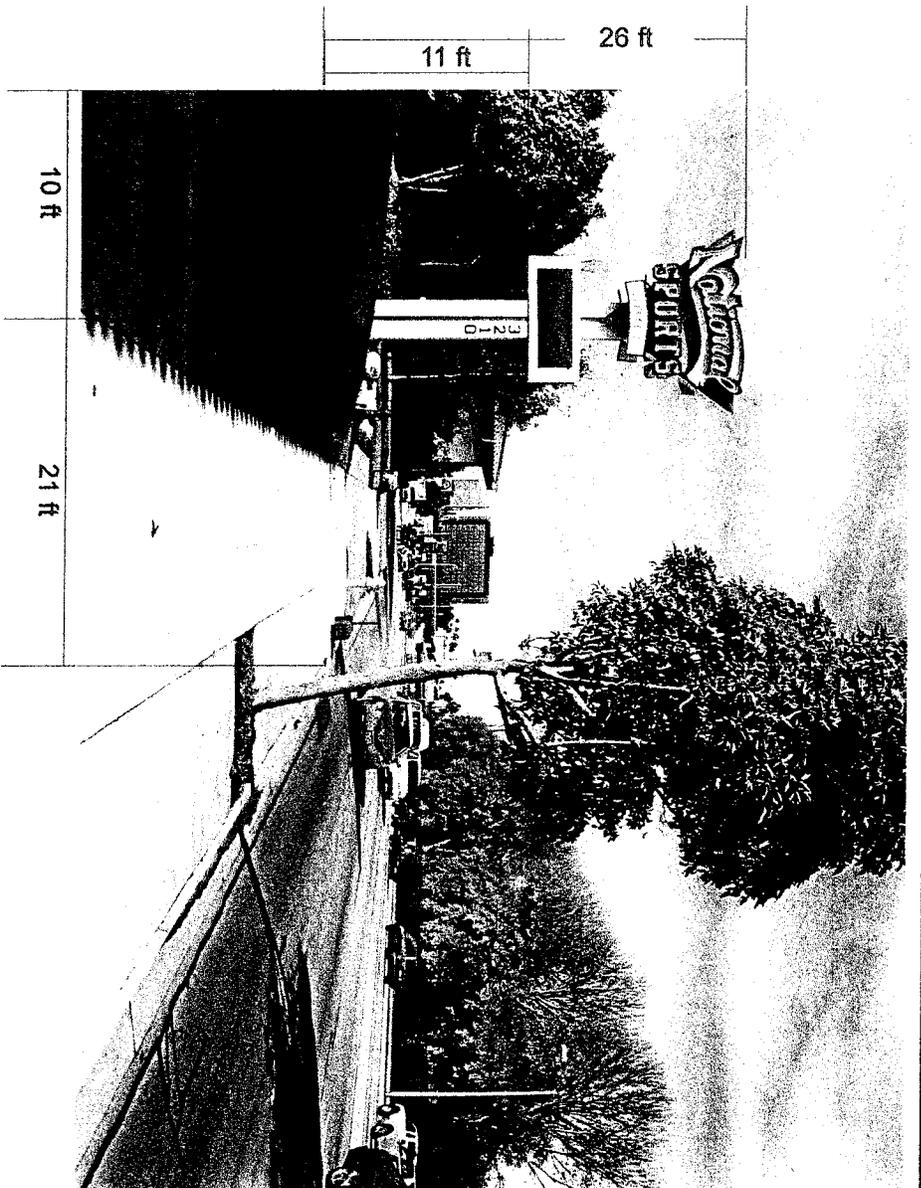
LOCATION

-National Sport Grill:  
 Existent Box frame Fabricated From Steel Painted White and  
 All Interior Surfaces  
 Illumination Provided By LED electronic panel display.  
 Attached to the bottom and top of steel frame On pool sign.  
 Framework Mounted to Pool Sign.

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_



DETAIL FOR : Electric box

NOTES:

NOT TO SCALE

- 1.- All seams to be placed for min. visibility.
  - 2.- Install to conform w/ section 600 of NEC.
  - 3.- panels boards fabricated to UL standards
  - 4.- Panel board mounted in field.
  - 5.- Box Frame to be constructed to prevent light leaks.
  - 6.- Min. 4 mounting bolts per panel board
- Branch Circuit:
- A.- All brand circuits for signs board must be totally dedicated.
  - B.- Sign circuits bolt must not be shared w/ other loads such as lightings, air conditioning and other equipment.
  - C.- Property sized ground wired that can be traced back to the breaker panel must be provided.

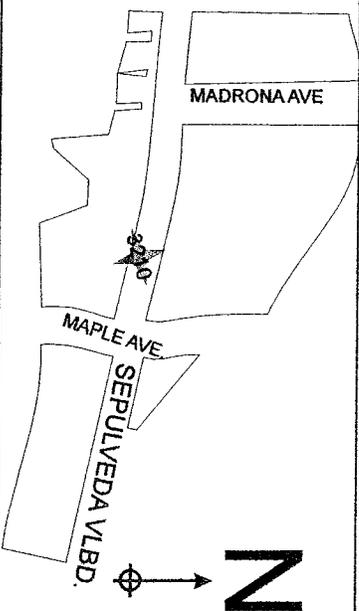
Installation 02 Sign Board (LED Electronic Panel Display) Inside Existent Electric Box

DESIGNER: VICTOR M. VELEZ

CONTRACTOR:

**PROJECT:**  
"NATIONAL" SPORT GRILL SIGN BOARD  
**ADDRESS:**  
3210 Sepulveda Vld. Torrance, Ca. 90505 - 2719  
Los Angeles County  
**PHONE:** (714) 403-0915  
**BUSINESS OWNER:** Antonio Garcia.  
Tel: (714) 403-0915

**FACILITY OWNER:** John Russell  
**ADDRESS:** 116 Main St. Suite A. Thuburn, Ca 94920  
Tel: (415) 435-6200 ; Fax: (415) 435-6249  
**INSTALLER:** ANS SIGNS  
1345 Coronado Long Beach Ca 90804  
**TEL.:** (562) 597-1861  
**State LIC# :** 569180 **BUS TAX REG.:** 0050435-48



LOCATION

-National Sport Grill:  
Existent Box frame Fabricated From Steel Painted White and  
All Interior Surfaces  
Illumination Provided By LED electronic panel display.  
Attached to the bottom and top of steel frame On pool sign.  
Framework Mounted to Pool Sign.

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

**Jones, Sharron**

---

**From:** Deborah Kerr [debkerr@kpsinc.com]  
**Sent:** Tuesday, April 10, 2007 4:25 PM  
**To:** sharronjones@torrnet.com  
**Cc:** Bill Bennett  
**Subject:** National Sports Grill - Postponement/City Council hearing

Sharron:

Attached is the letter requesting the postponement of the hearing as you requested. We would prefer the 8<sup>th</sup> of May vs. the 15<sup>th</sup> if at all possible.

Please contact me if you have any questions or need additional information.

Thank you.

Deborah

Deborah Kerr  
Kerr Project Services  
4655 Cass St. #200  
San Diego, CA 92109

858-273-4649 (o)  
858-273-4739 (f)  
[debkerr@kpsinc.com](mailto:debkerr@kpsinc.com)



April 10, 2007

Ms. Sharron Jones  
Sr. Environmental Officer  
City of Torrance  
3031 Torrance Blvd.  
Torrance, CA 90503

Subject: National Sports Grill  
3210 Sepulveda Boulevard  
Case# SN06-00008

Dear Ms. Jones:

As we discussed yesterday, National Sports Grill would like to request a postponement of the City Council hearing regarding the above referenced case to properly prepare for the hearing.

The public hearing is currently scheduled for April 24<sup>th</sup>. We would ask that the hearing be postponed to either May 8<sup>th</sup> or May 15<sup>th</sup>. The 8<sup>th</sup> is preferred.

I would like to reiterate the points we discussed yesterday which support the unique nature of this business and justify the proposed sign.

1. A reader board (manually changeable) was approved by the Planning Commission as part of the originally constructed pole sign for this business when the sign was approved and constructed in 1994.
2. As a sports oriented venue, the ability to notify the customers of current and upcoming events is critical to the success of the business in the City of Torrance.
3. As we also discussed yesterday, the owners of National Sports Grill are willing to comply with the suggested conditions proposed by staff in the event the Planning Commission had approved the sign – they are easily executed.
4. Other single use developments have approved electronic reader boards in the City. Given the event-orientation of this business, this use should warrant this type of sign as opposed to businesses which do not vary their services or products.

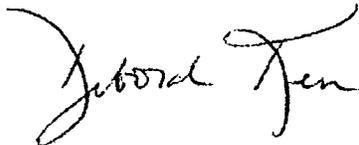
5. The previously approved and maintained reader board had to be manually set up and was not visible at night (the reader board was not lit). The new owners want to modernize the reader board by using an electronic sign which is easily changed (no more ladders) and is easily read (color, contrast and lighting are controlled through a computer).

As noted as a request in the Staff report for the Environmental Quality and Energy Conservation Commission, we plan to distribute graphics representing the proposed sign and applications to Staff and the City Council members.

Please feel free to contact me at 858-273-4649 if you have questions or need additional information.

We appreciate your consideration.

Regards,

A handwritten signature in black ink, appearing to read "Deborah Kerr". The signature is fluid and cursive, with a large initial "D" and "K".

Deborah Kerr  
Kerr Project Services  
Agent for National Sports Grill

Cc: Bill Bennett/National Sports Grill

**CITY OF TORRANCE****INTEROFFICE COMMUNICATION****DATE: February 6, 2007**

**TO: Jeffery Gibson, Community Development**

**FROM: City Clerk's Office**

**SUBJECT: Appeal 2007-04**

Attached is Appeal 2007-04 received in this office on February 6, 2007 from Tony R. Garcia, National Sports Grill, 3210 W. Sepulveda Boulevard, Torrance, CA 90505. This appeal is of the Environmental Quality Commission's denial on February 1, 2007 regarding SNP06-00008: NATIONAL SPORTS GRILL located at 3210 W. Sepulveda Boulevard, Torrance, CA 90505 citing denial of a request for an electronic readerboard sign.

The appeal fee of \$100.00, paid by check, was accepted by the City Clerk.

**TMC SECTION 11.5.3. PROCEDURE AFTER FILING.**

- a) Upon receipt of the notice of appeal, and the appeal fee, the City Clerk shall notify the concerned City officials, bodies or departments that an appeal has been filed and shall transmit a copy of the appeal documents to such officials, bodies or departments.
- b) The concerned City officials, bodies or departments shall prepare the necessary reports for the City Council, provide public notices, posting, mailing or advertising in the same manner as provided for the original hearing or decision making process, request the appeal be placed on the agenda for hearing before the City Council within thirty (30) days of receipt of the said notice of appeal, and notify the applicant in writing of the time, date and place of the hearing not less than five (5) days before the Council hearing.



Sue Herbers  
City Clerk

cc: City Council



# CITY OF TORRANCE APPEAL FORM

RECEIVED	
FEB - 6 2007	2:05 p
CITY OF TORRANCE CITY CLERK'S OFFICE	

**AN APPEAL TO:**

- City Council
- Planning Commission
- \_\_\_\_\_

**RETURN TO:**

Office of the City Clerk  
3031 Torrance Boulevard  
Torrance CA 90509-2970  
310/618-2870

RE: 3NPO6-00008  
(Case Number and Name)

Address/Location of Subject Property 3210 Sepulveda Blvd.  
(If applicable)

**Decision of:**

- |  |   |
|--|---|
| <input type="checkbox"/> Administrative Hearing Board                                      | <input type="checkbox"/> License Review Board           |
| <input type="checkbox"/> Airport Commission  | <input type="checkbox"/> Planning Commission            |
| <input type="checkbox"/> Civil Service Commission  | <input type="checkbox"/> Community Development Director |
| <input checked="" type="checkbox"/> Environmental Quality & Energy Conservation Commission | <input type="checkbox"/> Special Development Permit     |
|  | <input type="checkbox"/> Other _____                    |

Date of decision: 2/1/07      Appealing:    APPROVAL       DENIAL

**Reason for Appeal:** *Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.*

Denial of a request for an electronic readboard sign.

Name of Appellant National Sports Grill / Tony R. Garcia  
Address of Appellant 3210 W. Sepulveda Blvd, Torrance, CA 90505  
Telephone Number (714) 403-0915  
Signature Tony R. Garcia

Appeal Fee paid \$ <u>100.00</u>	For office use only: Date <u>2/06/07</u>	Received by <u>[Signature]</u>
<b>Notice to:</b> Community Development Department: <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Building & Safety/Environmental <input checked="" type="checkbox"/> City Council <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Other Department(s) _____		