



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MAY 15, 2012

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

A A P P P A P

ROLL CALL: *Shier Burnett, Peterson, Bixby, Mantini, Delgleize, Farley, Ryan*

Commissioners Shier Burnett, Peterson, and Farley were absent.

AGENDA APPROVAL

A MOTION WAS MADE BY DELGLEIZE, SECONDED BY RYAN, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF MAY 15, 2012, BY THE FOLLOWING VOTE:

AYES: Bixby, Mantini, Delgleize, Ryan
NOES: None
ABSENT: Shier Burnett, Peterson, Farley
ABSTAIN: None

MOTION APPROVED

Commissioner Farley arrived at 6:05 PM

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. ZONING TEXT AMENDMENT NO. 12-002 (PARK IN LIEU FEE) – Ricky Ramos, Senior Planner

Ricky Ramos, Senior Planner, gave a brief overview of the proposed project.

There was a brief discussion regarding what prompted this project. It was noted that apartment projects were previously required to pay lower park fees and this amendment would allow parity between apartment and condo projects.

There was a brief discussion regarding the calculation of the fees.

There was a discussion regarding how the fees might be impacted in Development Agreements and the land dedication process.

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS - NONE

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager, reviewed items for the public hearing portion of the meeting. He noted that there are two Late Communications for Item No. B-1.

E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

F. PLANNING COMMISSION COMMENTS - NONE

6:30 P.M – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE– Led by Commissioner Farley

A A P P P P P

ROLL CALL: *Shier Burnett, Peterson, Bixby, Mantini, Delgleize, Farley, Ryan*

Commissioners Shier Burnett and Peterson were absent.

AGENDA APPROVAL

A MOTION WAS MADE BY RYAN, SECONDED BY DELGLEIZE, TO APPROVE THE PLANNING COMMISSION AGENDA OF MAY 15, 2012, BY THE FOLLOWING VOTE:

AYES: Bixby, Mantini, Delgleize, Farley, Ryan

NOES: None

ABSENT: Shier Burnett, Peterson

ABSTAIN: None

MOTION APPROVED

A. PUBLIC COMMENTS - NONE

B. PUBLIC HEARING ITEMS

B-1. SITE PLAN REVIEW NO. 12-01 (BEACH AND ELLIS MIXED USE PROJECT)

Applicant: Ben Brosseau Consulting, Inc. **Property Owner:** Morrie Golcheh, Progressive Real Estate **Request:** **SPR:** Represents a request to develop a mixed use project consisting of 274 residential units including 6 live-work units, 8,500 square feet (sf) of commercial space, an internal 430 space parking garage and 54,861 sf of private and public open space on a 2.74 acre site. The project ranges in height from four to six stories and is designed as proposed LEED Silver rated for the commercial portion of the project and Green Point Rated for the residential portion. All existing improvements on the site would be demolished. This project has been referred to the Planning Commission by the Director of Planning and Building. **Location:** 18502-18552 Beach Blvd, 92648 (2.74-acre site at the southeast corner of Beach and Ellis) **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION: Motion to:

A. “Approve CEQA Findings of Fact (Attachment No.6).”

- B. "Approve Site Plan Review No. 12-01 with the suggested findings and conditions for approval (Attachment No. 1)."

The Commission made the following disclosures:

- Vice Chair Bixby has visited the site, met with staff and the applicant, participated in previous Planning Commission hearings on this item, and emailed staff.
- Chair Mantini has visited the site and attended the study session.
- Commissioner Delgleize has visited the site, attended the study session, and spoken to staff.
- Commissioner Farley has visited the site and attended the study session.
- Commissioner Ryan has visited the site and attended the study session.

Rosemary Medel, Associate Planner, gave the staff presentation and an overview of the project.

There was a brief discussion regarding the project's compliance with the hazardous element section of the General Plan.

There was a discussion regarding the remediation of the site.

THE PUBLIC HEARING WAS OPENED.

Ben Brosseau, applicant, spoke in support of Item No. B-1, stating the he felt the project would benefit the city and improve a blighted site.

Steve Sheldon, applicant, spoke in support of Item No. B-1, stating that the project is located in a good location and should be an improvement to the city.

Morrie Golchek, property owner, spoke in support of Item No. B-1, stating he felt this project was the best opportunity available for the site.

Barbara Boskovich, resident, spoke in opposition to Item No. B-1, citing potential traffic impacts and potential incompatibility with the surrounding neighborhood.

Richard Bowman, resident, spoke in support of Item No. B-1. He suggested that the curbs be raised by a foot to provide additional protection for pedestrian traffic.

Terry Shannon, business owner at the current site, spoke in opposition to Item No. B-1, citing the potential impacts and lack of protections for business owners at the site.

Stephen Knight, resident, spoke in opposition to Item No. B-1, citing potential traffic impacts and concerns with the proposed height of the project.

Kevin Klaess, resident, applicant, spoke in support of Item No. B-1, stating the he felt this project would be a benefit to the city and will improve a blighted site.

Joe Ronchetti, resident, spoke in support of Item No. B-1, stating the he felt this project would enhance business in the area.

Nina Tropea, resident, spoke in support of Item No. B-1, stating the project would be a benefit to the city.

Monique Tran, resident, spoke in support of Item No. B-1, that the mixed use project would be a benefit to the city.

WITH NO ONE ELSE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.

There was a brief discussion regarding the proposed open space.

Vice-Chair Bixby stated that he would be voting against the project due to concerns with the remediation mitigation measures and open space requirements.

Commissioner Ryan called for the vote.

A MOTION WAS MADE BY RYAN, SECONDED BY DELGLEIZE, TO APPROVE CEQA FINDINGS OF FACT AND APPROVE SITE PLAN REVIEW NO. 12-001 WITH SUGGESTED FINDINGS AND CONDITIONS, BY THE FOLLOWING VOTE:

AYES: Mantini, Delgleize, Ryan
NOES: Bixby, Farley
ABSENT: Shier Burnett, Peterson
ABSTAIN: None

MOTION APPROVED

FINDINGS FOR APPROVAL – SITE PLAN REVIEW NO. 12-001:

1. Site Plan Review No. 12-001 for the construction of a mixed use development consisting of 274 multi-family residential units and 8,500 square feet of commercial area and associated improvements will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of property and improvements in the neighborhood as this development replaces a mostly vacant and underperforming commercial center. The mixed-use residential and commercial development, with the recommended conditions of approval, incorporates architectural and design elements that provide maximum compatibility of design with the existing and anticipated development surrounding the project site, promotes pedestrian accessibility, and promotes the image of the Huntington Beach envisioned within the Beach and Edinger Corridors Specific Plan (BECSP). Structures on the project site are four to six stories in height and feature enhanced building materials and colors, building recesses and façade offsets, and variation in massing composition. The neighborhood will benefit from the proposed 23,145 sf of publicly accessible open space. The project's conformance with the Beach and Edinger Corridors Specific Plan further ensures that the form, height, and architectural design convey an overall high level of quality.
2. The proposed mixed use project will not adversely affect the Circulation Plan of the BECSP. The project will reduce the number of ingress/egress driveways at the site from six to two thereby reducing conflicts with through traffic and the potential for accidents. The proposed northerly garage entrance will be relocated to directly across from Patterson Lane to reduce peak hour traffic impacts of west bound traffic from the project site. The project will dedicate

2 ft along Beach Blvd and four ft along Ellis Ave to accommodate the Palm Tree Blvd and Neighborhood Street public right-of-way improvements consistent with the BECSP. No additional street improvements are required to improve capacity/efficiency on intersection operations; however, the project will pay fees commensurate with the project's contribution of traffic on the area-wide roadway system.

3. The project complies with the applicable provisions of the Beach and Edinger Corridors Specific Plan (SP14) and other applicable regulations. The project complies with the development standards in terms of height, setbacks, minimum onsite parking, open space and architectural regulations. The project also ensures that the form and architectural design convey an overall high level of quality materials consistent with the vision of the Specific Plan.
4. The granting of the site plan review will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Mixed Use – Specific Plan Overlay – Design Overlay on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Air Quality Element

Goal AQ 1: Improve regional air quality by a) decreasing reliance on single occupancy vehicular trips, b) increasing efficiency of transit, c) shortening vehicle trips through a more efficient jobs-housing balance and a more efficient land use pattern, and d) increasing energy efficiency.

Policy AQ 1.10.1: Continue to require the utilization and installation of energy conservation features in all new construction.

B. Circulation Element

Goal CE 2: Provide a circulation system which supports existing, approved and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.

Objective CE 3.2: Encourage new development that promotes and expands the use of transit services.

Policy CE 6.1.6: Maintain existing pedestrian facilities and require new development to provide pedestrian walkways and bicycle routes between developments, schools, and public facilities.

C. Growth Management Element

Policy GM 1.1.7: Ensure that new development site design incorporates measures to maximize policing safety and security.

Policy GM 2.1.4: Ensure that new development site design incorporates measures to maximize fire safety and prevention.

D. Housing Element

Goal H 2: Provide adequate housing sites to accommodate regional housing needs.

Goal H 3: Assist in development of affordable housing.

Policy H 2.2: Facilitate the development of mixed use projects in appropriate commercial areas, including stand-alone residential development (horizontal mixed use) and housing above ground floor commercial uses (vertical mixed use). Establish mixed use zoning regulations.

Policy H 3.1: Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

E. Land Use Element

Goal LU 4: Achieve and maintain high quality architecture, landscape, and public open spaces in the City.

Goal LU 4.2.4: Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements.

Goal LU 7: Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

Goal LU 8: Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for the City's neighborhoods, corridors, and centers.

Policy LU 8.1.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map, in accordance with the principles discussed below:

- a. Not applicable
- b. Vary uses and densities along the City's extended commercial corridors, such as Beach Boulevard.
- c. Increase diversification of community and local commercial nodes to serve adjacent residential neighborhoods.
- e. Intermix uses and densities in large-scale development projects.
- f. Site development to capitalize upon potential long-term transit improvements.
- g. Establish linkages among community areas, which may include pedestrian and vehicular paths, landscape, signage, other streetscape elements, open space, transitions, in form, scale, and density of development, and other elements.

Goal LU 9: Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.

Policy LU 9.1.4: Require that recreational and open space amenities be incorporated in new multi-family developments and that they be accessible to and of sufficient size to be usable by all residents.

Goal LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

Policy LU 11.1.2: Limit commercial uses in mixed use development projects to those uses that are compatible with the residences.

Policy LU 11.1.4: Require the incorporation of adequate onsite open space and recreational facilities to serve the needs of the residents in mixed use development projects.

Policy LU 11.1.5: Require that mixed use developments be designed to mitigate potential conflicts between the commercial and residential uses, considering such issues as noise, lighting, security, and truck and automobile access.

Policy LU 11.1.6: Require that the ground floor of structures that horizontally integrate housing with commercial uses locate commercial uses along the street frontage (housing may be located to the rear and/or on upper floors).

Policy LU 11.1.7: Require that mixed use development projects be designed to achieve a consistent and high quality character, including the consideration of the:

- a. Visual and physical integration among the commercial and residential uses (Plates LU-3 and LU-4);
- b. Architectural treatment of building elevations to convey the visual character of multiple building volumes and individual storefronts and residential units

F. Noise Element

Policy N 1.2.1: Require, in areas where noise levels exceed an exterior L_{dn} of 60 dB(A) and an interior L_{dn} of 45 dB(A), that all new development of "noise sensitive" land uses, such as housing, health care facilities, schools, libraries, and religious facilities, include appropriate buffering and/or construction mitigation measures that will reduce noise exposure to levels within acceptable limits.

Policy N 1.2.3: Require development, in all areas where the ambient noise level exceeds an L_{dn} of 60 dB(A), to conduct an acoustical analysis and incorporate special design measures in their construction, thereby, reducing interior noise levels to the 45 dB (A) L_{dn} level.

Policy N 1.5.1: Require that commercial and residential mixed use structures minimize the transfer or transmission of noise and vibration from the commercial land use to the residential land use. The design measures may include: (1) the use of materials which mitigate sound transmission; or (2) the configuration of interior spaces to minimize sound amplification and transmission.

G. Recreation and Community Services Element

Policy RCS 2.1.1: Maintain the current park per capita ratio of 5.0 acres per 1,000 persons, which includes the beach in the calculation.

H. Urban Design Element

Goal UD 1: Enhance the visual image of the City of Huntington Beach.

Objective UD 1.3: Strengthen the visual character of the City's street hierarchy in order to clarify the City's structure and improve Citywide identity.

Policy UD 1.1.3: Require a consistent design theme and/or landscape design character along the community's corridors that reflects the unique qualities of each district. Ensure that streetscape standards for the major commercial corridors, the residential corridors, and primary and secondary image corridors provide each corridor with its own identity while promoting visual continuity throughout the City.

I. Utilities Element

Objective U 1.2: Ensure that existing and new development does not degrade the City's surface waters and groundwater basins.

Objective U 1.3: Minimize water consumption rates through site design, use of efficient systems, and other techniques.

Policy U 1.3.2: Continue to require the incorporation of water conservation features in the design of all new and existing uses such as the use of native plants, low flow toilets and water efficient appliances.

The project would provide a mixed use, urban infill development with 274 rental units increasing housing options for diverse household types, promoting alternative modes of transportation, creating a local sense of place, reducing infrastructure and maintenance costs, and allowing for more efficient use of land resources. The area has a variety of complementary uses that are critical to any vibrant community such as the Five Point Shopping Center, several commercial centers, Senior Housing projects and its proximity to the beach at a distance of 0.75 miles. The proposed project maximizes the density contributing to one of the two most urbanized areas envisioned within the Specific Plan: Town Center Neighborhood. The project promotes walking between the various commercial uses and services reducing vehicular trips and pollution. The proposed project and unit mix was designed to provide new urban lifestyle being embraced by the younger population providing more technology, less space needed not as dependent on their own individual automobile. The project is required to meet the City's affordable housing obligations providing 27 on-site affordable units. The proposed project will provide work force housing to the residents of Huntington Beach and Northern Orange County. The proposed project incorporates architectural and design principles to provide a pedestrian-oriented scale and ensure maximum design compatibility with the surrounding commercial, quasi-residential use and multiple family neighborhood. The project will be designed and certified to a Green Point Rated rating program for the residential portion of the project and LEED Silver Certified rating for the commercial portion of the project and will meet City noise requirements. Bicycle parking is located within the garage providing sufficient area to accommodate 70 spaces. Residential parking areas would be well-lit with parking for residents secured from public and commercial parking areas. Guest parking is located next to the commercial parking stalls and behind the secured gated residential parking area. The project would comply with the BECSP and other City codes to reduce water consumption and stormwater runoff. The project will incorporate sustainable site development strategies,

utilize water savings features, emphasize recycling of resources and materials and maximize indoor environmental quality through design features and community policies.

CONDITIONS OF APPROVAL – SITE PLAN REVIEW NO. 12-001:

1. The site plan received May 7, 2012, floor plans and elevations received May 1, 2012 and revised colored elevations received May 2, 2012 for Site Plan Review No. 12-001, shall be the conceptually approved design except as amended by the conditions specified as follows:
 - a) The north (Ellis) elevation shall be revised to reflect the relocation of the Ellis driveway per the site plan dated May 7, 2012.
 - b) East elevation (west garage exterior wall) of Plaza, shall be enhanced through use of landscaping, upgraded materials, installation of public art or other design feature approved by the Planning Division.
 - c) Rooflines of east and south elevations of Building 2 shall be designed at varied heights to create a visual break.
 - d) Removable bollards shall be installed at both the north and south entrances of the Plaza.
 - e) Existing surface and sub-surface utilities (electrical pullboxes/vaults/manholes/vent pipes/manholes/vent pipes/traffic signal control pullboxes/cabinets, etc.) located along Beach Blvd and Ellis Ave frontages of the project site shall be relocated to allow for construction of the street standards and specifications of BECSP and to allow for maximum visibility of the new commercial component of the mixed use project. All utility relocation shall be permitted through the appropriate agency or utility company and coordinated with the City of Huntington Beach Planning and Building Department.
2. Comply with all mitigation measures adopted for the project in conjunction with certified Environmental Impact Report No. 10-004.
3. At least 14 days prior to any grading activity, the property owner/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning and Building Department.
4. Prior to issuance of a precise grading permit, the following shall be completed:
 - a) The project site is located in close vicinity to Orange County Water Districts' Seawater Intrusion Barrier and Groundwater Replenishment System. The applicant shall coordinate with, and obtain approval and permit from OCWD, for the construction of the proposed underground parking structure/foundation, and shall satisfy all OCWD requirements to mitigate any impact to the said Seawater Intrusion Barrier and Groundwater Replenishment System. A copy of the permit/approval shall be transmitted to the Public Works Department.
 - b) If tie-backs or other method of horizontal anchoring systems are proposed for construction of any temporary and/or permanent earth retaining structure, no encroachment of such anchor shall be allowed within the public right-of-way.

- c) Caltrans encroachment permits for work within the Caltrans right-of-way (for construction of sidewalks, driveways, utility connections, drainage etc.) shall be obtained by the applicant prior to City issuance of a grading permit. Since Caltrans does not allow any increase in drainage above existing onto Beach Boulevard, the applicant shall include a Hydrology Study for Caltrans review and approval with the encroachment permit application. A copy of each submittal, encroachment permit, traffic control plans and/or other permission granted by Caltrans shall be transmitted to the Public Works Department.
5. Prior to submittal for building permits, the following shall be completed:
 - a. One set of project plans and one 8 ½ inch by 11 inch set of all colored renderings, elevations, and materials sample and color palette, revised pursuant to Condition of Approvals and Code Requirements, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Division.
 - b. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - c. Contact the United States Postal Service for approval of mailbox location(s).
 6. Prior to issuance of a building permit the following shall be completed:
 - a) The property owner/developer shall provide a Landscape Maintenance License Agreement to address the continuing maintenance and liability for all landscaping, irrigation, furniture and enhanced hardscape that encroaches into the Beach Blvd and Ellis Avenue Rights-of-Way. The agreement shall describe all aspects of maintenance such as enhanced sidewalk cleaning, trash cans, disposal of trash, signs, tree or palm replacement and any other aspect of maintenance that is warranted by the development plan improvements proposed. The agreement shall state that the property ownership shall be responsible for all costs associated with maintenance, repair, replacement, liability and fees imposed by the County, City and/or Caltrans.
 - b) A Development Agreement shall be approved by the City Council and recorded. The Agreement shall provide for affordable dwelling units in accordance with the Beach and Edinger Corridors Specific Plan (BECSP) and the Huntington Beach Zoning and Subdivision Ordinance as well as required traffic mitigation fees. The number and location of units and affordability terms shall be set forth in the Development Agreement.
 - c) A public art element, approved by the Design Review Board, Director of Planning and Building, and the Cultural Services Supervisor, shall be depicted on the plans. Public Art shall be innovative, original, and of artistic excellence; appropriate to the design of the project; and reflective of the community's cultural identity (ecology, history, or society).

7. Prior to occupancy of the first dwelling unit and/or commercial tenant, the following shall be completed:
 - a) A Parking Management Plan, approved by the property owner/developer shall be submitted for review and approval by the Planning Division. Said plan shall depict designated (residents/ tenants / employees / guests / public/ customers / carpooling) parking space locations.
 - b) The property owner/developer shall submit proof of registration with the GreenPoint Rated and LEED Silver program and a checklist of how certification is proposed to be achieved. Within 45 days of final building permit approval, the property owner/developer shall provide a final report by an accredited third party stating that the project has achieved LEED Silver for the retail portion of the development. The residential units shall receive a GreenPoint Rated certification that is equivalent of LEED Silver. The developer shall provide the City with evidence of said certification.
 - c) Interior of parking structure shall be painted white to reflect natural light and increase illumination. Lighting shall be placed in a manner to illuminate the interior of vehicles allowing individuals approaching their vehicles to see inside prior to their entry.
 - d) If complex will restrict entry to residents only by locked entry points, then those security systems shall be user friendly to the Police and Fire Departments.
 - e) Addresses and unit numbers shall be painted on the roofs of the apartments. Unit number on interior shall be a minimum of 3' x 1 ½ ".
 - f) The existing power poles along the easterly side of the project property line shall be undergrounded.
 - g) The property owner/developer shall submit documentation to the Planning Division showing compliance with the Acoustical Study dated April 26, 2012.
8. Operation and use of the project shall comply with the following:
 - a. Live work units shall not be rented separately.
 - b. Security gates shall be installed at the southern paseo at the east property line entrance and the area immediately east of the fire lane. This area shall be accessible to residents only after dark and shall remain open during daylight hours.
9. Signage is not approved as part of Site Plan No. 12-001 and shall not be installed prior to approval of a Planned Sign Program by the Planning Division.
10. The developer or developer's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project property owner/developer if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City

Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the property owner/developer of any claim, action or proceeding and should cooperate fully in the defense thereof.

C. CONSENT CALENDAR – NONE

D. NON-PUBLIC HEARING ITEMS – NONE

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Scott Hess, Director of Planning and Building - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Scott Hess, Director of Planning and Building - reported on the items for the next City Council Meeting.

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING

Herb Fauland, Planning Manager- reported on the items for the next Planning Commission Meeting.

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS – NONE

F-2. PLANNING COMMISSION COMMENTS

Commissioner Farley indicated that he did not approve of Commissioner Ryan interrupting Vice-Chair Bixby to call for a vote on Item No. B-1.

ADJOURNMENT: Adjourned at 8:07 PM to the next regularly scheduled meeting of Tuesday, June 12, 2012.

APPROVED BY:

Scott Hess, Secretary

Janis Mantini, Chairperson