MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JUNE 28, 2011
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

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

Commissioner Mantini was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY PETERSON, SECONDED BY RYAN, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF JUNE 28, 2011, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. MITIGATED NEGATIVE DECLARATION NO. 09-003/COASTAL DEVELOPMENT PERMIT NO. 09-005/CONDITIONAL USE PERMIT NO. 09-021/VARIANCE NO. 09-003/ SPECIAL PERMIT NO. 09-001/SPECIAL PERMIT NO. 09-002/TENTATIVE PARCEL MAP NO. 09-078 (GARGUIS MIXED USE DEVELOPMENT) – Andrew Gonzales, Associate Planner

Andrew Gonzales, Associate Planner, gave a brief overview of the proposed project.

There was a brief discussion on the recently updated Downtown Specific Plan and how it affects the proposed project. Mr. Gonzales indicated that the development standards applied to the project are from the current Downtown Specific Plan.

There was a discussion regarding the parking requirements for the site, as well as the requested Special Permit regarding the open space requirement. Mr. Gonzales indicated that the staff is recommended that compliance with the open space requirement be included in the conditions of approval.

At Commissioner Farley's request, Mr. Fauland reported on the difference between a Variance and a Special Permit.

STUDY SESSION ITEM NO. B-1 WAS MOVED AFTER STUDY SESSION ITEM NO. C-1, BY ACCLAMATION.

THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

B. STUDY SESSION ITEMS

B-1. CITY OF HUNTINGTON BEACH TEN POINT PLAN FOR LOCAL BUSINESS – REFORMAT/STREAMLINE PLANNING COMMISSION STAFF REPORTS – Herb Fauland, Planning Manager

Herb Fauland, Planning Manager, gave a brief overview of the plan and the goal to streamline staff reports.

There was a lengthy discussion regarding the potential reformatting of Planning Commission staff reports and what sections the Planning Commission felt comfortable reducing.

There was a brief discussion on the potential for reducing the types of projects brought to study session.

Mr. Fauland indicated that he would report back to the commission with samples of proposed changes to staff reports.

C. PUBLIC COMMENTS

Karen Otis, Otis Architecture, spoke in support of study session Item No. A-1. She addressed the Special Permit request regarding the public open space requirement by noting that the site is a proposed 4 unit project, directly adjacent to the beach, and would exceed private open space requirements.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager noted that there was one Late Communication for each Public Hearing item. He noted that Police Chief Small would be in attendance during the public hearing for Item No. B-3 to answer any questions.

E. PLANNING COMMISSION COMMITTEE REPORTS – NONE

F. PLANNING COMMISSION COMMENTS – NONE

6:02 P.M – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE– Led by Commissioner Shier Burnett

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

Commissioner Mantini was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY PETERSON, SECONDED BY BIXBY, TO APPROVE THE PLANNING COMMISSION AGENDA OF JUNE, 2011, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. ORAL COMMUNICATIONS - NONE

Chair Delgleize recused herself on Item No. B-1 and left the room.

B. PUBLIC HEARING ITEMS

B-1. DEVELOPMENT AGREEMENT NO. 11-001 (BOARDWALK MIXED USE PROJECT DEVELOPMENT AGREEMENT) Applicant: Sares-Regis Group **Property Owner:** Freeway Industrial Park **Request:** To enter into a Development Agreement between the City of Huntington Beach, Freeway Industrial Park (property owner) and Sares-Regis Group (developer) pursuant to approvals for the Boardwalk Mixed Use Project. The Boardwalk Mixed Use Project consists of 487 multi-family apartment units, 10,000 square feet of commercial/retail space, 4,500 square feet of leasing office space, 9,000 square feet of resident recreation area and a half-acre public open space area. On February 8, 2011, the Planning Commission approved Site Plan Review No. 10-004 for the Boardwalk Mixed Use Project subject to conditions requiring a development agreement to provide for affordable dwelling units in accordance with Section 2.2.3 of the Beach and Edinger Corridors Specific Plan and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) as well as specify required traffic mitigation fees. **Location:** 7441 Edinger Avenue, 92647 (northeast corner of Edinger Avenue and Gothard Street – former Levitz Furniture site) **Project Planner:** Jennifer Villasenor

STAFF RECOMMENDATION: Motion to: "Approve Development Agreement No. 11-001 with findings for approval (Attachment No. 1) and forward Draft Ordinance (Attachment No. 2) to the City Council for adoption."

The Commission made the following disclosures:

- Commissioner Shier Burnett has attended the study session, visited the site, and met with the applicant.
- Commissioner Peterson has met with the applicant.
- Commissioner Farley has met with the applicant, attended the study session, and attended the Subdivision Committee meeting.
- Commissioner Bixby has met with the applicant, attended the study session and spoken to staff.
- Commissioner Ryan attended the study session and met with the applicant.

Jennifer Villasenor, Senior Planner, gave the staff presentation and an overview of the project.

Commissioner Bixby asked staff if there was an allowance for the City to renegotiation traffic impact fees should the costs be increased between when the impact fees are paid and when the project is developed. Mike Vigliotta, Deputy City Attorney, indicated that the Development Agreement locks the fees in place.

THE PUBLIC HEARING WAS OPENED.

Mike Winter, Sares-Regis Group, spoke in support of Item No. B-1.

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

There was a brief discussion regarding the low and moderate income housing units.

Commissioner Farley asked staff if Council has adopted the traffic impact fees. Ms. Villasenor indicated that Council has not, but noted that the traffic impact fees included are preceding an increase in citywide impact fees.

A MOTION WAS MADE BY RYAN, SECONDED BY SHIER BURNETT, TO APPROVE DEVELOPMENT AGREEMENT NO. 11-001 WITH FINDINGS AND CONDITIONS OF APPROVAL AND FORWARD DRAFT ORDINANCE TO THE CITY COUNCIL FOR ADOPTION, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

FINDINGS FOR CEQA:

The Planning Commission finds that the development agreement was included in the scope of the Murdy Commons Mixed Use Project Environmental Impact Report (EIR No. 10-002) certified by the Planning Commission on February 8, 2011.

FINDING FOR APPROVAL – DEVELOPMENT AGREEMENT NO. 11-001:

The development agreement is consistent with the General Plan and Beach and Edinger Corridors Specific Plan (BECSP). Development Agreement No. 11-001 provides for the construction of the Boardwalk Mixed Use Project, which complies with the BECSP development code and was found to conform to the goals and policies of the General Plan as approved by the Planning Commission on February 8, 2011. The development agreement ensures the construction of 57 affordable housing units within the project in accordance with the provisions of the BECSP for a 55-year period. The development agreement is consistent with the following General Plan goals and policies:

A. *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.

B. *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 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.

C. *Land Use Element*

LU Goal 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

LU Policy2.1.2: Require that the type, amount, and location of development be correlated with the provision of adequate infrastructure and services (as defined in the Circulation and Public Utilities and Service Elements).

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.

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

The development agreement would ensure that the project is developed in accordance with the approved Boardwalk development plan, which provides a housing choice for residents seeking to be within walking distance of school, work, services or entertainment and reduce dependency on their automobile. The development agreement would guarantee that the project provides 57 on-site affordable housing units, including 10 very-low income units. These units would help the City to satisfy its affordable housing obligations while providing housing for various income levels. In addition, the development agreement stipulates the project's monetary contribution for a planned at-grade railroad crossing to provide pedestrian access to the Bella Terra shopping, dining and entertainment uses as well as to enhance connectivity amongst the planned mixed use residential developments and Goldenwest College in the area, and it reiterates the requirement for on-site public open space. Finally, the development agreement specifies the project's traffic mitigation fees, which would provide the project's fair share contribution for improvements to the circulation system that are necessary to mitigate cumulative traffic impacts from development within the BECSP.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant 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 applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

Chair Delgleize returned to the room.

B-2. **CONDITIONAL USE PERMIT NO. 11-011 (BT'S SOUTHERN BBQ RESTAURANT ALCOHOL SALES)** **Applicant\Business Owner:** David Block **Property Owner:** Youssef Ibrahim, The Frank M. Doyle Foundation **Request:** To permit the sales and service of alcoholic beverages (beer and wine) for on-site consumption within an existing 1,200 sq. ft. eating and drinking establishment. **Location:** 7144 Edinger Avenue, 92647 (southeast corner of Edinger Avenue and Goldenwest Street) **Project Planner:** Jill Arabe

STAFF RECOMMENDATION: Motion to: "Approve Conditional Use Permit No. 11-011 with suggested findings and conditions of approval."

The Commission made the following disclosures:

- Commissioner Shier Burnett has visited the site.
- Commissioner Peterson has visited the site.
- Chair Delgleize has visited the site and attended the study session.
- Commissioner Farley has visited the site and attended the study session.
- Commissioner Bixby has visited the site and attended the study session.
- Commissioner Ryan has attended the study session and visited the site.

Jill Arabe, Assistant Planner, gave the staff presentation and an overview of the project.

THE PUBLIC HEARING WAS OPENED.

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

Commissioner Shier Burnett thanked the applicant for the hours of operation.

A MOTION WAS MADE BY RYAN, SECONDED BY BIXBY, TO APPROVE CONDITIONAL USE PERMIT NO. 11-011 WITH SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301, Class 1, of the CEQA Guidelines, which states that operation and minor alteration to existing structures involving negligible or no expansion are exempt from further environmental review.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 11-011:

1. Conditional Use Permit (CUP) No. 11-011 to permit the sales and service of alcoholic beverages for on-site consumption within a 1,200 sq. ft. restaurant will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed use is not anticipated to generate adverse noise or safety impacts to the surrounding businesses and residents. It is ancillary to the existing restaurant and the dining area is located at the front of the unit, oriented toward the north parking lot and away from residential uses to the south. The restaurant use was previously approved by CUP No. 96-7 to operate with more than 12 seats. In addition, the restaurant is adequately buffered from adjacent residences by a minimum 6 ft. high block wall and approximate 40 ft. drive aisle width.

2. The proposed sales and service of alcoholic beverages ancillary to an eating and drinking establishment is compatible with surrounding uses because it is located within an existing commercial center and surrounded by similar commercial uses. The proposed dining area is located at the front of the unit, oriented toward the north parking lot and away from residential uses to the south. As conditioned, the sales and service of alcohol will be limited to the interior of the building. The proposed hours of operation are also consistent with existing commercial uses and therefore will not generate impacts to adjacent noise-sensitive uses above the existing conditions.

3. The proposed sales and service of alcoholic beverages will comply with the provisions of the Beach and Edinger Corridors Specific Plan, other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition required for the proposed use. The proposed use for alcohol sales and service requires a conditional use permit subject to review and approval by the Planning Commission. Because the restaurant use with more than 12 seats was previously approved by CUP No. 96-7, parking requirements applicable to the use is in compliance.

4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of M-sp-d (Mixed Use – specific plan – design overlay) on the subject property. In addition, it is consistent with the following policies and objectives of the General Plan:

   A. *Land Use Element*

      Objective LU 7.1 Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding subregion, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic relief from urban development.

      Policy LU 7.1.1 Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

      The proposed use increases the economic viability of the establishment by offering the sales and service of alcoholic beverages to accommodate the needs of residents and visitors. The restaurant use with more than 12 seats was previously approved for the unit and is consistent with the existing commercial uses in the shopping center.

   B. *Noise Element*

      Objective N 1.8 Minimize the generation of excessive noise level impacts from entertainment and restaurant/bar establishments into adjacent residential or "noise sensitive" land uses.

      The proposed use of alcohol sales and service is not anticipated to result in negative impacts on adjacent uses. The restaurant and alcohol service will be limited to between the hours of 11 AM and 10 PM. The dining area is located at the front of the unit and oriented away from residential uses. The building is sufficiently buffered from adjacent residences by an approximate 40 ft. wide drive aisle and minimum 6 ft. high blockwall. With the alcohol service limited to the interior of the unit, proposed hours and building

setback, the proposed use is not anticipated to impact surrounding noise-sensitive land uses.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 11-011:

1. The site plan and floor plan received and dated April 12, 2011 shall be the conceptually approved design.

2. The use shall comply with the following:

   a. All exterior doors shall remain closed during business hours. The doors shall not consist solely of ventilated or security screen door. **(PD)**

   b. Alcohol service and consumption shall be limited to within the interior of the restaurant only. Service of alcoholic beverages for offsite consumption shall be prohibited. **(PD)**

   c. Food from the regular menu shall be available during regular business hours up until at least one hour prior to the scheduled closing time. **(PD)**

   d. All areas to be utilized for the sales, service and consumption of alcoholic beverages shall be sufficiently illuminated to allow for the clear identification of patrons. **(PD)**

   e. Dancing and entertainment without the approval of a conditional use permit shall be prohibited.

   f. Prior to the sale of alcoholic beverages, a copy of the Alcoholic Beverage Control (ABC) license, along with any special conditions imposed by the ABC, shall be submitted to the Planning & Building Department. Any conditions that are more restrictive than those set forth in this approval shall be adhered to.

   g. The use conditions listed herein shall be clearly posted on the premises at all times.

   h. The sales and consumption of alcoholic beverages shall not be permitted between the hours of 10 PM and 11 AM the following day.

3. Conditional Use Permit No. 11-011 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date.

4. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (http://www.usgbc.org/DisplayPage.aspx?CategoryID=19) or Build It Green's Green Building Guidelines and Rating Systems (http://www.builditgreen.org/index.cfm?fuseaction=guidelines).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant 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 applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

B-3. SIX-MONTH REVIEW OF CONDITIONAL USE PERMIT NO. 09-001 (DIGG'S RESTAURANT & BAR) Applicant\Business Owner: Philip Chung, Digg's Restaurant & Bar **Property Owner:** Henry Chung **Request:** A six month review of Conditional Use Permit No. 09-001 approved by the Planning Commission on June 23, 2009. The review is to ensure compliance with the approved conditions of approval, applicable Chapters of the Huntington Beach Zoning and Subdivision Ordinance, and Municipal Code. **Location:** 8052 Adams Avenue, 92646 (southeast corner of Beach Boulevard and Adams Avenue) **Project Planner:** Jill Arabe

STAFF RECOMMENDATION: Motion to: "Receive and file as adequate and complete the six-month review of Conditional Use Permit No. 09-001."

The Commission made the following disclosures:

- Commissioner Shier Burnett has visited the site and attended the study session.
- Commissioner Peterson has visited the site.
- Chair Delgleize has visited the site and attended the study session.
- Commissioner Farley has visited the site and was involved in the approval process for the Conditional Use Permit.
- Commissioner Bixby has visited the site, attended the study session, and spoken to staff.
- Commissioner Ryan has visited the site and attended the study session.

Jill Arabe, Assistant Planner, gave the staff presentation and an overview of the six-month review.

THE PUBLIC HEARING WAS OPENED.

Holly Zebari, Diggs' Restaurant, spoke in support for Item No. B-1 noting that she and the property owner are working with Ms. Arabe and Police Department staff to resolve current issues.

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

At Commissioner Bixby's request, Ms. Arabe gave a brief overview of the permit transfer process.

Commissioner Bixby asked staff if the guard card status is verified via the website database from the Department of Consumer Affairs. Police Chief Small indicated that the database is not always up to date, so Police Department staff does follow up with a phone call.

Commissioner Bixby confirmed with staff that a violation of the ABC license and/or the Entertainment Permit would constitute a violation of the Conditional Use Permit.

Commissioner Bixby asked staff to discuss any previous Planning Commission revocation hearings. Mr. Fauland reviewed previous revocation hearings and the revocation process.

Commissioner Peterson confirmed with Chief Small that the Police Department agrees with staff's recommendation to schedule a second six-month review.

Commissioner Farley asked staff if Code Enforcement is aware of signage violations on the site. Ms. Arabe indicated that Code Enforcement staff has not received any complaints but that staff would forward the Commissions' concerns to Code Enforcement.

There was a brief discussion regarding the notification process for the violations. Phillip Chung, business owner, indicated that he was not present when delivery was attempted for the certified letters and Commissioner Shier Burnett encouraged Mr. Chung to resolve those issues.

Commissioner Farley noted that he was voting in favor of the motion because the report is complete but was concerned with the violations and encouraged Mr. Chung to resolve the issues at Diggs Restaurant. Commissioners Bixby and Ryan and Chair Delgeize concurred with Commissioner Farley's comments.

A MOTION WAS MADE BY RYAN, SECONDED BY SHIER BURNETT, TO RECEIVE AND FILE AS ADEQUATE AND COMPLETE THE SIX-MONTH REVIEW OF CONDITIONAL USE PERMIT NO. 09-001, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED JANUARY 11, 2011

RECOMMENDED ACTION: Motion to "Approve the January 11, 2011, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY FARLEY, SECONDED BY BIXBY, TO APPROVE THE JANUARY 11, 2011, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-2. PLANNING COMMISSION MINUTES DATED JANUARY 25, 2011

RECOMMENDED ACTION: Motion to "Approve the January 25, 2011, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY FARLEY, SECONDED BY BIXBY, TO APPROVE THE JANUARY 25, 2011, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

D. NON-PUBLIC HEARING ITEMS – NONE

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Herb Fauland, Planning Manager - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Herb Fauland, Planning Manager - 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 Bixby noted that he had attended the second Gastrotruck Fest at Peter's Landing and encouraged his fellow commissioners to attend the next one.

Commissioner Shier Burnett wished her husband happy anniversary.

ADJOURNMENT: Adjourned at 7:45 PM to the next regularly scheduled meeting of Tuesday, July 12, 2011.

APPROVED BY:

Scott Hess, Secretary

Barbara Delgleize, Chairperson