

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
November 8, 2017

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on November 8, 2017, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Diep presiding.

PRESENT: COMMISSIONERS: Agrusa, Barstow, Capelle, Chung, McGuire, and Diep

ABSENT: COMMISSIONER: Schoales

Joel W. Rosen, AICP, Director of Community Development
Brady M. Woods, Planning Manager
Swati Meshram, Ph.D., AICP, LEED AP
Craig Fox, Deputy City Attorney
Iris Lee, Assistant City Engineer
Ruth Santos, Senior Administrative Assistant

1. APPROVAL OF MINUTES Meeting of October 11, 2017
Adjourned meeting of October 25, 2017

RECOMMENDED ACTION: Approve

Commissioner Capelle abstained from voting on the minutes of the meeting of October 11, 2017 due to her absence from that meeting.

Commissioner Barstow moved and Commissioner Agrusa seconded the motion to approve the following minutes.

Meeting of October 11, 2017:

AYES: 5 COMMISSIONERS: Barstow, Agrusa, Chung, McGuire, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Schoales

ABSTAIN: 1 COMMISSIONER: Capelle

Adjourned Meeting of October 25, 2017:

AYES: 6 COMMISSIONERS: Barstow, Agrusa, Capelle, Chung, McGuire, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Schoales

ABSTAIN: 0 COMMISSIONER:

PUBLIC HEARING:

OLD BUSINESS:

2. ZONE CHANGE NO. Z17-26737 / DEVELOPMENT AGREEMENT NO. DA17-26734

A request to consider a recommendation to the City Council for a Zone Change from CG (Commercial General) to GMU (General Mixed Use) for the construction of a two-story mixed-use development with two live/work units above 3,708 square feet of office space, 18 on-site parking spaces, and related site improvements located at 6100 and 6172 Beach Boulevard. The project is Class 32, Section 15332, categorically exempt from CEQA.

PROPERTY OWNER: 6100 Beach LLC
6301 Beach Boulevard
Buena Park, CA 90621

APPLICANT: Paul Kim
Source Architecture, Inc.
16605 Norwalk Boulevard
Cerritos, CA 90703

RECOMMENDED ACTION: Adopt Resolutions recommending City Council Approval

In reply to Chair Diep, Ms. Santos stated that staff had received no written communication on the item.

The staff report was presented by Brady M. Woods, Planning Manager.

The property under application is located on the east side of Beach Boulevard and west of Homewood Avenue. It carries a General Plan designation of Central Buena Park Mixed Use, a Zoning classification of CG (Commercial General), and is currently undeveloped. The property maintains a street frontage of 100 ft. and a total land area of approximately 0.28 acres.

Staff recommends that the Planning Commission adopt the attached Resolutions recommending the City Council adopt Ordinances approving Zone Change No. Z17-26737 and Development Agreement No. DA17-26734.

The property under application is located on the east side of Beach Boulevard and west of the Beach/Homewood public alley. Research indicates that the property has been vacant and unimproved since the city's incorporation in 1953.

On September 11, 2017, staff held a community meeting to discuss the residential/office mixed use proposal under application. Staff mailed meeting notices to property owners within a 300 ft. radius of the project. Staff and the project architect presented an informal

project overview with preliminary site plan, elevations, and aerial photo presentation. Five members of the community attended the meeting and asked questions related excess parking spilling onto adjacent lots and increased traffic in the adjacent public alley.

On October 11, 2017, the Planning Commission opened and continued the noticed public hearing on the application. The Commission expressed concern over consistency with the General Plan vision for the Central Buena Park Focus Area, project landscaping, and exterior balconies facing Beach Boulevard. The public hearing was continued to the October 25, 2017 Planning Commission hearing to allow for preparation of revised plans. The October 25, 2017 Planning Commission hearing was cancelled and the application was re-noticed to this hearing date.

The submitted application and plans propose construction of a 31-foot tall live/work mixed-use development. According to the plan, the ground floor has been configured to provide four (4) office tenant spaces totaling 3,708 sq. ft. The second level will consist of two residential units totaling 2,056 sq. ft., with an internal connection to two office tenant spaces on the ground floor. Each residential unit contains one bedroom, one bathroom, kitchen, living room, and balconies. The residential units are intended to be occupied by the tenants of the office spaces directly below. No external access to the residential unit is proposed. Entrances into the office tenant spaces will be provided from Beach Boulevard, as well as from the parking area to the rear of the building accessible from the Beach/Homewood public alley. The design of the building has been configured with adequate integration and separation between residential and non-residential uses.

In addition to merging the separate parcels, the applicant is required to dedicate 2.5 ft. along the east property line to the City for the future widening of the Beach/Homewood public alley. The current width of the Beach/Homewood Alley is 15 ft.; however, 20 ft. is required. To comply with City right-of-way requirements, similar dedications will be required for all properties abutting the substandard Beach/Homewood public alley when redevelopment of those parcels is proposed.

In conjunction with the development proposal, the applicant is requesting consideration of a Zone Change to allow for the development to move forward. The current zoning for the site is CG (Commercial General). The proposed Zone Change to GMU (General Mixed-Use) would allow for consistency with the site's current General Plan land use designation of Central Buena Park Mixed Use and the vision for the Central Buena Park Mixed Use Focus Area. As described in Chapter 2, Section 2.7.1 of the General Plan, the Central Buena Park shall provide an enhanced pedestrian-friendly environment, with a variety of amenities such as wide sidewalks, outdoor dining, public plazas, and other features to establish a vitalized environment during daytime and evening hours. Specific design characteristics include consolidated public parking, street oriented buildings, and compatibility with surrounding neighborhoods (see attached excerpt from the Buena Park General). The Central Buena Park Mixed Use designation allows a maximum residential density of 45 units/acre (or 13 units) and a maximum non-residential intensity of 1.0 Floor Area Ratio (or 12,197 sq. ft.). The applicant is proposing a residential density of 0.56 units/acre (or 2 units) and a non-residential intensity of 0.3 Floor Area Ratio (or 3,708 sq. ft.), which are less than the maximums cited in the General Plan.

The submitted plans show the building will have a zero side setbacks consistent with current development standards in the CG zone. The prevailing front setbacks of the adjacent commercial development along Beach Boulevard is zero; however, the proposed building will

be setback allow for 3 ft. to 5 ft. wide landscaped planter areas along the front elevation. Parking lot landscaping is provided as well as. The building will also maintain an 86.5 ft. rear setback from the existing single family residences to the east.

Architecturally, the building has been designed in an Urban Contemporary style incorporating a variety of forms and materials such as smooth stucco finishes, hardwood elements, and cement board siding. The primary façade fronting Beach Boulevard will feature varying elevation planes and building heights, decorative metallic accents and cornice features, and ground level storefront windows individual. Private balconies for each unit are provided as well. The proposed open balconies facing Beach Boulevard are included at the direction of the Orange County Fire Authority, and will serve as space for escape and rescue during emergencies. Wall signage for the project is proposed on the building's primary façade.

As shown on plans stamped "RECEIVED AUG 28 2017 PLNG DIV", vehicular ingress and egress access to the site is provided from the Beach/Homewood public alley. No vehicular access from Beach Boulevard is proposed. Parking facilities for the development will be provided at grade. The project will maintain 18 total parking spaces including 1 ADA-compliant space. Mixed-use developments typically require 2.5 parking spaces per unit to accommodate residential and non-residential parking demands. The project also proposes office parking at 4 spaces per 1,000 sq. ft. of office.

California Government Code Section 65865 et. seq. allows the City to enter into Development Agreements, which in effect become contractual agreements between the City and property owners regarding development rights and performance standards. They allow the City and property owner to achieve certain comfort levels so that current and future projects can go forward in a reasonably orderly fashion without creating potentially chaotic or conflicting land uses and improvements. The Development Agreement process also requires the Planning Commission to make a recommendation to the City Council prior to Council action. The Buena Park Zoning Ordinance requires a regulatory plan or Development Agreement be established and/or executed to allow for development within the General Mixed-Use zone. The Development Agreement procedure was chosen because it is felt that it allows the property owners and the City a mechanism to attain respective goals while providing assurance, in contractual form, that property redevelopment will evolve with suitable provisions to alleviate detrimental effects. Since the existing site maintains a Zoning classification of CG (Commercial General), a Zone Change is required to develop a mixed-use project on the subject site.

As detailed in the proposed Development Agreement, conditions negotiated and agreed to by the Developer and City include, but are not limited to:

- Permitted uses, density, intensity, configuration, size, and location of the structures and other improvements shall be limited to those contemplated by the Project in substantial compliance with plans stamped "RECEIVED AUG 28 2017 PLNG. DIV."
- The Developer will maintain vested rights to develop the Project on the Site in accordance with the terms and conditions of the Agreement.
- The Developer shall pay a park fee mandated by City Ordinance No. 1416 to the City prior to issuance of building permits.

In reviewing the application, staff visited the site and surrounding area as well as reviewed the submitted plans. Based on this review, staff is of the opinion that the proposal will allow the subject site to transition into a mixed-use development designed to complement newer commercial/office development along Beach Boulevard while preserving the character of the adjacent residential neighborhood as envisioned within the General Plan. The new live/work office development will be consistent with the general mix of uses within the General Plan Central Buena Park Focus Area. The Central Buena Park Focus Area along Beach Boulevard represents the historic commercial center of the city, including "street-oriented buildings" and "compatibility with surrounding neighborhoods" as specific design goals for the Focus Area.

The site and architectural design of the proposed mixed-use development provides appropriate development standards for density/intensity, massing, parking, and vehicular and pedestrian access, as conditioned. The project incorporates enhanced design, including diverse textures and materials which give the development a unique and appealing quality. Additionally, the developer has provided a quality architectural design, adequate site layout, and amenities that are consistent with other newer mixed-use development within the Orange County region.

The parkway area within the Beach Boulevard right-of-way in front of the proposed project is controlled by Caltrans. City staff discussed with Caltrans the possibility of adding landscaping (groundcover, shrubs, trees) to the currently paved parkway area in an effort to increase pedestrian safety and scale, per Planning Commission direction. Caltrans encouraged the City to first develop and submit a master landscape plan for this section of the Beach Boulevard corridor for their review prior to the state agency making a determination. Consequently, conditioning the applicant's request to include specific parkway landscape improvements would not be feasible at this time.

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) has been deemed to be exempt from CEQA per Section 15332 (In-Fill Development) Class 32.

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center on October 17, 2017, and 25 notices were mailed to property owners within a 300 ft. radius of the subject property on October 17, 2017.

Chair Diep asked if there were any questions for staff.

Commissioner Barstow asked if the conditions on on-site alleys will be the same as those for the public alleys.

Mrs. Lee said Public Works is responsible for conditions on public right-of-ways, including alleys.

Commissioner McGuire asked if the right-of-way extends to the property line of the building, if there is a 12-ft. setback from the property line, and about the City Master Landscape Plan for Beach Boulevard. He also asked if the General Plan will be updated in 2020.

Mr. Woods explained that the right-of-way extends from the back of curb to the property line a distance of 12 ft., and that the applicant's revised plans show that the building has been

setback at most 5 ft. from the front property line to accommodate on-site landscaping along Beach Boulevard.

Mrs. Lee said a City Master Landscape Plan for the Beach Boulevard corridor, being a large endeavor, will be a long-range project that will entail coordination with Caltrans before presentation to City Council for approval.

Mr. Rosen said the General Plan life cycle is generally ten years; therefore, funding may be considered in the next budget cycle and preliminary plans will be prepared as part of the initial steps.

Commissioner Agrusa asked about landscaping on site and if landscaping on public right-of-way will need Caltrans approval.

Mr. Woods said landscaping will be provided on site and confirmed that Caltrans will need to approve landscaping on public right-of-way.

Chair Diep stated that this is a public hearing. If there is anyone wishing to speak on the item, please come forward and state their name and address for the record.

Paul Kim, architect/applicant, said he has, since the last Planning Commission meeting, consulted with staff regarding his agreement to provide the suggested on-site landscaping, including along the property line on Beach Boulevard.

There being no one else wishing to speak on the matter, Chair Diep closed the public hearing and advised that the item requires the adoption of Resolutions recommending City Council approval.

Commissioner Agrusa moved, and Commissioner Capelle seconded, the motion to adopt the following Resolutions:

**RESOLUTION NO. 6067
ZONE CHANGE NO. Z17-26737**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE NO. Z17-26737 FROM CG (COMMERCIAL GENERAL) TO GMU (GENERAL MIXED-USE) PERTAINING TO PROPERTY LOCATED AT 6172 BEACH BOULEVARD WITHIN THE CITY OF BUENA PARK

**RESOLUTION NO. 6068
DEVELOPMENT AGREEMENT NO. DA17-26734**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF BUENA PARK APPROVE DEVELOPMENT AGREEMENT NO. DA17-26734 TO CONSTRUCT A MIXED-USE DEVELOPMENT WITH TWO

LIVE/WORK UNITS ABOVE 3,708 SQUARE FEET OF OFFICE SPACE AND RELATED PARKING AND SITE IMPROVEMENTS LOCATED AT 6172 BEACH BOULEVARD (APN: 066-251-24, 25, 28, 29) WITHIN THE GMU (GENERAL MIXED USE) ZONE AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF BUENA PARK

AYES: 6 COMMISSIONERS: Barstow, Agrusa, Capelle, Chung, McGuire and Diep

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Schoales

ABSTAIN: 0 COMMISSIONER:

NEW BUSINESS:

3. SITE PLAN NO. SP17-27236

A request to remodel an existing 4,463 sq. ft. commercial/residential building to construct a new 2,250 sq. ft. commercial office building with ten (10) on-site parking spaces and related site improvements located at 6306 Beach Boulevard in the CG (Commercial General) zone. The project is Class 32, Section 15332, categorically exempt from CEQA.

PROPERTY OWNER: Pacific C Group, LLC
24050 Madison Street, Suite 204
Torrance, CA 90505

APPLICANT: Simon Gwon
Fore Architects
110 E 19th Street, Suite C700-D
Los Angeles, CA 90079

RECOMMENDED ACTION: Adopt Resolution of Approval

Chair Diep informed the Planning Commission and staff of the applicant's decision to withdraw the application.

4. CONDITIONAL USE PERMIT MODIFICATION NO. MCU17-27630

A request to modify previously approved Conditional Use Permit No. CU-884 to remodel and reuse a former 41,373 sq. ft. Ralph's Supermarket to a new 21,013 sq. ft. Aldi Grocery Store with sale of beer and wine for off-site consumption, located at 6080 Ball Road in the CS (Commercial Shopping) zone. The project is Class 1, Section 15301, categorically exempt from CEQA.

PROPERTY OWNER: Burns Family Trust
2101 E. 4th Street, Suite 250-B
Santa Ana, CA 92705

APPLICANT: Matthew Baca
12661 Aldi Place
Moreno Valley, CA 92555

RECOMMENDED ACTION: Adopt Resolution of Approval

In reply to Chair Diep, Ms. Santos stated that staff had received no written communication on the item.

The staff report was presented by Brady M. Woods, Senior Planner.

The subject property under application carries a General Plan designation of COM (Commercial), a Zoning classification of CS (Commercial Shopping), and is developed as a integrated shopping center which includes Petco, Wells Fargo financial institution, Taco Bell restaurant, and other retail and restaurant uses. The building proposed for grocery store occupancy is currently vacant but was previously occupied by Ralph's Supermarket.

Staff recommends that the Planning Commission adopt the attached Resolution approving Modification of Conditional Use Permit No. MCU17-27630, including findings of fact and conditions.

The project site is part of the integrated retail center approved by the Planning Commission in 1962 under Site Plan No. SP-112 which included shared parking, access, circulation, and landscape. On March 27, 1985, the Planning Commission approved Conditional Use Permit No. CU-884, a request to expand the existing shopping center with an approximately 40,000 sq. ft. market (Ralph's) with sale of alcoholic beverages for off-site consumption. Additionally, in March 1985, the commission approved Variance No. V-1008 which allowed a reduction of on-site parking spaces associated with the retail center.

The submitted application, plans, and business proposal are for an approximately 21,013 sq. ft. Aldi grocery store which includes the remodeling a portion of the 41,373 sq. ft. former Ralph's supermarket. Aldi is a full service grocery store that sells fresh produce, meats, baked goods, and household goods, as well as beer and wine for off-site consumption. Operating since 1976, with more than 1,300 stores in 32 states, primarily on the east coast and in the mid-west, Aldi's is expanding its operations in California. On March 11, 2015, the Planning Commission approved Aldi's first grocery store in Buena Park located at 8351 La Palma Avenue. Aldi's emphasizes their private-label brands focusing on quality and reduced price. Proposed store hours of operation are 9:00 a.m. to 9:00 p.m. daily, with unrestricted loading dock hours of operation. Aldi stores receive approximately 15-20 truck deliveries per week. Five to six of the weekly deliveries are at night with one late night delivery per day. Each delivery takes approximately one to two hours to unload. A total of twenty employees are anticipated with three to six employees per shift.

Exterior and interior architectural enhancements are proposed to provide a contemporary building design. New exterior improvements will include stacked stone veneer accent columns with decorative metal panels and cornice. The existing recessed loading dock bay door with an existing 10ft. tall loading dock screen wall will remain at the east side of the

building. Trucks will continue to back into the loading dock to allow off-loading of merchandise from the rear of truck trailers directly into the enclosed building. The loading dock door opening will be modified to include sealed rubber gaskets to minimize noise from off-loading.

Beer and wine for off-site consumption will be offered as an additional grocery store amenity. Sale of beer and wine will be sold from a display area furthest away from the store entrance.

On October 16, 2017, City staff and the applicant held a community meeting with invitations mailed to seventy-two (72) property owners within a 300 ft. radius of the property, to discuss the proposed grocery store operation. Two adjacent residents of the same household attended who expressed general support for the proposal but was concerned about potential for late night and early morning noise associated with loading dock operation.

The City Zoning Code requires Planning Commission review of the proposal for a grocery store, including building expansion, with sale of beer and wine via the Conditional Use Permit process. Staff has reviewed the applicant's request and plans, as well as the parking and noise studies, and feels that operation of the grocery store with sale of beer and wine for off-site consumption can be accommodated, as proposed within the expanded building, in a manner consistent with adjacent similar retail operations without negatively impacting adjacent residential properties. As conditioned, the scale and intensity of the grocery store operation will be generally consistent with the surrounding commercial center and compatible with adjacent single family homes. The building was originally occupied by a former supermarket.

As proposed, the sale of beer and wine for off-site consumption is considered to be an appropriate complementary amenity in conjunction with operation of the grocery store. Sale of beer and wine for off-site consumption as incidental to grocery store operation has not been a problem in supermarkets previously approved to sell beer and wine for off-site consumption.

The proposed grocery store use and performance characteristics are consistent with area zoning and adjacent retail businesses, as conditioned. Store hours will be consistent with adjacent commercial tenants and with similar previously approved grocery stores adjacent to residential properties.

Aldi proposes unrestricted operating hours for the loading dock in order to ensure the freshest produce. A noise impact analysis for the proposed loading dock operations associated with the supermarket was prepared by Eilar Associates, Inc. The attached noise analysis was conducted to determine whether late night/early morning loading dock activities would adversely affect adjacent residents. As recommended by the noise analysis, operating conditions are included to control potential for annoyance noise associated with loading dock operations, including enclosing the loading dock, providing sealed rubber loading dock gaskets, prohibiting truck back-up beepers, operation of refrigeration units, and truck idling. In addition, a 6 ft. block wall along the easterly property line is being constructed by the City in conjunction with improvements to the adjacent Larwin Park which also helps mitigate nuisance noises.

Recommended conditions of approval include a requirement to enable residents to immediately communicate with store management regarding noise and other operational issues and to ensure accountability and responsiveness during the initial operating period. In

addition, a proposed condition of approval for staff review of the supermarket operation 30 days after commencement of operation with a report to the Planning Commission regarding supermarket operation six months after commencement will ensure continued compatibility with the adjacent residential neighborhood.

As proposed, the shopping cart containment approach will be similar to the cart rental system used at all Aldi locations. Instead of the conventional grocery cart containment strategy of cart corrals dispersed in the adjacent parking lot and monitored by employees, Aldi's provides a single enclosed area for carts next to the store entrance. Carts remain locked until release to customers after a \$.25 deposit. When carts are returned to the designated area, the deposit is returned to the customer. According to Aldi, this cart rental and return process is in effect and successful in all of their stores in the United States and Europe.

Staff considers the proposed exterior building enhancements, improvements to be an appropriate contemporary design compatible with the overall design of the surrounding retail center.

Staff has included a condition within the attached resolution requiring that sale of beer and wine for off-site consumption shall comply with conditions and restrictions of the State of California. Any significant expansion or modification of the proposed grocery store would require Planning Commission review and approval via the Conditional Use Permit process.

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) has been deemed to be categorically exempt from CEQA per Class 1, Section 15301 (Existing Facilities).

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center on October 27, 2017, and seventy-two (72) notices were mailed to property owners within a 300 ft. radius of the subject property on October 27, 2017.

Chair Diep asked if there were any questions for staff.

Commissioner Agrusa, noting that the proposal is to remodel and reuse a portion of the former Ralph's Supermarket, asked about plans for the remaining areas.

Mr. Woods said are anticipated tenant spaces for general commercial uses; however, future tenants have not been selected at this time.

Commissioner McGuire recalled that truck traffic problems along La Palma were discussed during the approval of the first Aldi store located at 8351 La Palma. He asked if complaints have been received on truck traffic and other matters at that location since then.

Mr. Rosen said no complaints have been received by the Code Enforcement Division on the La Palma store. He added that the proposed nuisance mitigation conditions for this project are identical to the conditions on the La Palma store.

Commissioner Capelle said she likes the project and asked if a low volume of employees is typical of Aldi stores.

Chair Diep stated that this is a public hearing. If there is anyone wishing to speak on the item, please come forward and state their name and address for the record.

Matthew Baca, applicant, said Aldi stores have less items (1,600), which is half of what stores such as Ralph's sell. Aldi stores, he added, have lower prices and streamlined, efficient operations. He said the intent to open a second store in the City is indicative of the success of their first store.

There being no one else wishing to speak on the matter, Chair Diep closed the public hearing and advised that the item requires a Resolution for approval or denial with findings.

Commissioner Barstow moved, and Commissioner Capelle seconded, the motion to adopt the Resolution approving Conditional Use Permit Modification No. MCU17-27630 with findings of fact and conditions therein.

**RESOLUTION NO. 6070
MODIFICATION OF CONDITIONAL USE PERMIT NO. MCU17-27630**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR MODIFICATION OF CONDITIONAL USE PERMIT NO. CU17-27630 TO MODIFY PREVIOUSLY APPROVED CONDITIONAL USE PERMIT NO. CU-884 TO REMODEL AND REUSE A 41,373 SQ. FT. SUPERMARKET (FORMERLY RALPH'S) AND TO ESTABLISH A NEW 21,013 SQ. FT. ALDI GROCERY STORE WITH SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION AND EXTERIOR BUILDING MODIFICATIONS AT AN EXISTING MULTI-TENANT SHOPPING CENTER AT 6080 BALL ROAD WITHIN THE CS (COMMERCIAL SHOPPING) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

AYES:	6	COMMISSIONERS:	Barstow, Capelle, Agrusa, Chung, McGuire, and Diep
NOES:	0	COMMISSIONER:	
ABSENT:	1	COMMISSIONER:	Schoales
ABSTAIN:	0	COMMISSIONER:	

ORAL COMMUNICATIONS:

None

AGENDA FORECAST:

None

STAFF REPORTS:

Mr. Woods, who attended the last City Council meeting for Mr. Rosen, apprised the Commission about discussions regarding Art in Public Places.

COMMISSION REPORTS:

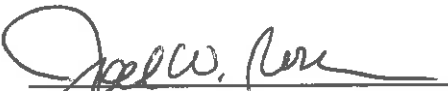
None

ADJOURNMENT: At 7:30 p.m., Chair Diep adjourned to the Planning Commission meeting of November 22, 2017, Wednesday, at 7:00 p.m. in the City Council Chamber.



Deborah Diep
Chair

ATTEST:



Joel W. Rosen, AICP
Secretary