

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
May 23, 2018

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on May 23, 2018, 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, PhD, AICP, LEED AP, Associate Planner
Iris Lee, Assistant City Engineer
Craig Fox, Assistant City Attorney
Ruth Santos, Senior Administrative Assistant

CONSENT CALENDAR:

1. **APPROVAL OF MINUTES** April 25, 2018
May 9, 2018, Adjourned Meeting

RECOMMENDED ACTION: Approve

Commissioners Agrusa and McGuire abstained from voting on this item due to their absence at the April 25, 2018, meeting.

Commissioner Barstow moved and Commissioner Capelle seconded the motion to approve the minutes of the April 25, 2018, meeting and the May 9, 2018, adjourned meeting.

AYES: 4 COMMISSIONERS: Barstow, Capelle, Chung, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONERS: Schoales

ABSTAIN: 2 COMMISSIONERS: Agrusa and McGuire

2. **EXTENSION OF NONCONFORMING PRIVILEGE NO. ENP18-30720**

A request to grant a 12-month extension of non-conforming privilege allowing an existing massage establishment (VIP Massage) to continue operating within 500 feet of an existing religious facility, located at 7041 Western Avenue, Unit B, within the CG (Commercial General) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities).

PROPERTY OWNER: Hyon Joon Park
2583 W. Lake Van Ness Circle
Fresno, CA 93711-7023

APPLICANT: VIP Massage
Trinh Truong
7041 Western Avenue
Buena Park, CA 90620

RECOMMENDED ACTION: Adopt Resolution of Approval

Commissioner Barstow moved and Commissioner Capelle seconded the motion to approve this item.

**RESOLUTION NO. 6099
EXTENSION OF NON-CONFORMING PRIVILEGE NO. ENP18-30720**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR EXTENSION OF NON-CONFORMING PRIVILEGE TO ALLOW AN EXISTING 840 SQ. FT. MASSAGE ESTABLISHMENT (VIP MASSAGE) LOCATED WITHIN 500 FEET OF AN EXSTING RELIGIOUS FACILITY TO CONTINUE OPERATING FOR TWELVE MONTHS AT 7041 WESTERN AVENUE, SUITE B WITH FINDINGS IN SUPPORT

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

PUBLIC HEARING:

NEW BUSINESS:

**3. GENERAL PLAN AMENDMENT NO. GP18-30015/ZONE CHANGE NO. Z18-30017
DEVELOPMENT AGREEMENT NO. D18-30018/TENTATIVE TRACT MAP NO. TT18-30019
MITIGATED NEGATIVE DECLARATION NO. MND18-30020**

A request to consider a recommendation to the City Council to amend the General Plan designation from OM (Office Manufacturing) to GMU (General Mixed Use), Zone Change from (CM) Commercial Manufacturing) to GMU (General Mixed Use) zone, a Development Agreement, and a Tentative Tract Map to allow the development of 54 residential townhouse units with related parking and site improvements at 8281 Page Street. The project is Class 32, Section 15332, categorically exempt from CEQA.

PROPERTY OWNER: First Church of Nazarene of Buena Park
28281 Page Street
Buena Park, CA 90621

APPLICANT: Olson Company
 3010 Old Ranch Parkway
 Seal Beach. CA 90740-2751

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 north side of Page Street, west of Thomas Street and north of the 91 Freeway. The property maintains a street frontage of 236 ft. and a total land area of approximately 2.33 acres. It carries a General Plan designation of Office Manufacturing, Zoning classification of CM (Commercial Manufacturing), and is currently developed with religious facilities (First Church of Nazarene) totaling approximately 18,800 sq. ft. with associated parking and site improvements.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	OM	GMU	Aldea Walk townhome development
South	RIGHT OF WAY	RIGHT OF WAY	91 Freeway
East	OM	CM	Auto storage, Single Family Residential
West	RSF	RS-6	Single Family Residential

Staff recommends that the Planning Commission adopt the attached Resolutions recommending the City Council adopt Ordinances and Resolutions approving General Plan Amendment GP18-30015, Zone Change Z18-30017, Development Agreement DA18-30018, Tentative Tract Map TT18-30019, and Mitigated Negative Declaration MND18-30020.

On January 18, 2018, the Olson Company hosted a community meeting at the First Church of the Nazarene regarding the proposed residential condominium development with nearby property owners and City staff. The Olson Company mailed a total of 103 community meeting notices to the surrounding property owners and residents within a 300 ft. radius of the project. Ten (10) surrounding residents and business owners attended the meeting. One adjacent property owner expressed concerns about on-street parking generated by Olson's existing Aldea Walk project along Thomas; Olson responded that they would look into the issue. At the conclusion of the meeting, the attendees were generally in support for the project.

After the community outreach process, Olson submitted applications to the Planning Division for the proposed residential development. The applications included a request for a General Plan Amendment, Zone Change, Development Agreement, and Tentative Tract Map. During the application process, the City retained Joann Lombardo of Comprehensive Planning Services to prepare an Initial Study and Mitigated Negative Declaration (MND) for the proposed development as required by the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was based on the finding that the project's environmental effects will be less than significant. The reasons to support such findings were documented in the Initial Study. The Mitigated Negative Declaration was circulated on April 23, 2018 to

interested agencies, organizations, and individuals for public review and comment for a period of 20 days, from April 27 to May 17, 2018.

The submitted application and plans propose demolition of the existing church and all site improvements and construction of a 54-unit residential condominium development including associated open space and site improvements on the 2.33 acre site. The development will maintain seven buildings containing four to eleven condominium units and is designed with units arranged around common open space areas. The project also includes a request for approval of a Tentative Tract Map for condominium purposes with the common areas held in joint ownership by the 54 condominium owners.

Plan 1 is a three-story design that is 1,289 sq. ft. providing two bedrooms, two and one half bathrooms, living room, kitchen, dining room, laundry closet, and two-car garage.

Plan 2 and 2X are three-story designs ranging from 1,286 sq. ft. to 1,293 sq. ft., providing two bedrooms, two and one half bathrooms, living room, dining room, kitchen, laundry closet, and two-car garage.

Plan 3 is a three-story design that is 1,568 sq. ft., providing three bedrooms, three bathrooms, living room, dining room, kitchen, laundry closet, and two-car tandem garage.

Plan 4 is a three-story design that is 1,629 sq. ft., and provides three bedrooms, two and one half bathrooms, living room, kitchen, laundry closet and three-car garage.

Plan 5 is a three-story design that is 1,788 sq. ft., and provides four bedrooms, four bathrooms, living room, kitchen, laundry closet and two-car garage. This floor plan provides an option for a first floor bedroom and bathroom for handicap accessibility.

Plan 6 is a two and three story design that is 1,912 sq. ft., and provides three bedrooms, loft area, two and one half bathrooms, living room, kitchen, laundry closet, and two-car garage. The floor plan provides a lower building height for increased compatibility with adjacent single family residential to the west.

Each condominium within the development maintains a two or three-car garage and approximately 200 cubic feet of storage. Individual trash disposal containers will be stored within the garages of individual units and rolled to the street for trash pick-up.

In conjunction with the development proposal, the applicant is requesting consideration of a General Plan Amendment to General Mixed Use and a Zone Change to General Mixed Use to allow for the development to move forward. The current General Plan and Zoning designations are OM (Office Manufacturing) and CM (Commercial Manufacturing) respectively. The proposed General Plan designation is GMU (General Mixed Use) and the proposed zoning classification is also GMU. The project also includes a request for approval of a Tentative Tract Map for condominium purposes with the common areas held in joint ownership by the 54 condominium owners.

The condominium buildings maintain setbacks of 10 ft. along Page Street, 12 ft. to 50 ft. from the west property line adjacent to existing single family residential, 6 ft. to 10 ft. from the east property line adjacent to existing single family residential and office manufacturing uses, and 10 ft. from the north property line adjacent to existing residential condominium development (Aldea Walk). To further integrate the proposed development with the existing

single-family neighborhood to the west, two-story units are proposed along the west property line with a 12 ft. building setback. Additionally, an 8 ft. tall decorative masonry wall will be constructed along the east and west property lines. The existing 6 ft. tall masonry wall along the north property separating the subject property from Aldea Walk line will remain.

There is approximately 8,810 sq. ft. of common open space provided within the development. Common Area "A" is centrally located and includes 7,604 sq. ft. of programmed space with outdoor seating and kitchen under an open shade structure, built-in grill, decorative bench seating, community cluster mailboxes, enhanced colored and gray concrete paving with decorative scoring, and multi-purpose turf area. Common Area "B" includes 1,206 sq. ft. with natural gray concrete with topcast sandblasted finish, and landscaping to screen ground mounted mechanical equipment. Enclosed private patios include a 3 ft. high patio block wall with stucco veneer and cap, decorative wood or wrought iron gates, and enhanced concrete paving with decorative scoring.

The architectural theme of the condominiums reflects a contemporary residential architectural design. The buildings will feature a variety of forms and finishes including varied roof lines, dimensional façade pop-outs, stucco exterior finishes, stucco and foam trim, 30" high wainscoting, extruded foam cornices, shaped foam corbels, decorative gable end detailing, decorative wrought iron and shaped wood railing, wrought iron potting shelves, extending eaves with wood beams and metal kickers, outlookers, decorative address signs, "S" tile roofing, decorative exterior lighting, painted entry doors, sectional roll-up garage doors, arched windows, doors and balcony openings, wood lintels over garage doors, and coordinating earth tone color combinations.

Vehicular access to the project site is provided via a 34 ft. wide driveway approach off Page Street. This driveway approach also serves as the primary vehicle exit from the site. The vehicle entry is a circular design with decorative electric gates and associated access keypad, entry telephone and directory kiosk. There is also a pedestrian access gate with a keypad entry and callbox. A total of 177 parking spaces (130 garage spaces and 47 open parking spaces) have been provided.

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 a level of certainty regarding future development of the property and public 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 that 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. Pursuant to City Code, the proposed development also requires Planning Commission review and recommendation to City Council via the General Plan, Zone Change, and Tentative Tract Map processes.

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 APR 17 2018 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 in the amount of \$635,659.00 as mandated by City Ordinance No. 1416 to the City prior to issuance of building permits.
- A proposed Community Benefit Fee of \$1,000.00 per unit paid to the City to be used for any general government purpose.

Discussion

In reviewing the application, Staff visited the site and surrounding area as well as reviewed the submitted plans and similar developments in Buena Park. The General Plan Land Use Element identifies this site, and adjacent properties between Stanton Avenue and the Interstate 5 Freeway, as the Orangethorpe Corridor East Focus Area. The Orangethorpe Corridor East Focus Area is expected to transition from primarily obsolete and underutilized industrial property to high density residential and mixed-use development. The vision for the area is to blend a combination of modern residential and commercial/industrial uses that are physically, functionally, and/or aesthetically integrated. The intent is to increase new housing options in the area that complement the adjacent single family homes to the west; reduce distance between housing, workplaces and retail businesses; create stronger neighborhood character; and provide a pedestrian and bicycle-friendly environment.

Based on this review, Staff is of the opinion that the proposed housing development will allow the subject site to transition into a residential development that properly integrates with the surrounding residential neighborhood to the west as well as nearby commercial/industrial developments as envisioned within the General Plan. The Orangethorpe Corridor East Focus Area is envisioned as the eastern gateway into the City with "Street Oriented Buildings". Based on the scope of the project, architectural design, massing of the development, and landscaping, Staff feels that the proposed project fulfills the expectations identified for this area within the General Plan Focus Area. When completed, the project will provide a high quality project that meets the long term vision for the area as identified in the General Plan.

Staff is of the opinion that the site and architectural design of the project maintains appropriate density, setbacks, massing, open space, parking, vehicular, and pedestrian access. The project incorporates enhanced design, including colors and materials that give the development an appealing quality. Additionally, the developer has provided an architectural design, site layout, and amenities that are consistent with other newer residential developments within the City and Orange County region.

The proposed condominium development will maintain efficient flow of traffic as well as ingress and egress with appropriate emergency access, circulation, and parking. The proposed development will meet the parking demand for a condominium project of this type and scale. Staff feels that the proposed project will provide ample open space opportunities for future residents within the development. The site has been designed to accommodate approximately 8,810 sq. ft. of common open space which includes two separate areas with

active and passive amenities. Open space amenities include: outdoor kitchen with built-in gas grill, outdoor seating, shade structure, barbeques, decorative water feature, and multi-purpose turf areas.

In regards to the Tentative Tract Map request, Staff has reviewed the proposed plans for consistency with the City's General Plan, development standards, Subdivision Ordinance, and the State Subdivision Map Act. The project design and configuration are generally consistent with applicable development criteria for multi-family residential housing projects and complies with the goals of the General Plan.

Finally, in order to insure the highest quality of development, Staff has included conditions related to landscaping, architectural enhancements, common usable open space amenities, and the creation of Conditions, Covenants, and Restrictions (CC&R's).

The City of Buena Park Buena Park prepared and circulated an Mitigated Negative Declaration (MND) for the proposed development. The 20-day public review period ended on May 17, 2018. The major issues addressed in the MND are as follows:

- Air Quality/Greenhouse Gas
- Cultural Resources
- Hazard and Hazardous Materials
- Noise
- Transportation/Traffic
- Tribal Cultural Resources

The MND public review period elicited responses from the following agencies:

- Orange County Fire Authority
- Southern California Air Quality Management District

The MND conclude that all potentially significant environmental impacts can be reduced to a level of environmental insignificance. The project design will be modified to include the mitigation measures proposed within MND to address environmental impacts including a Water Quality Management Plan, air quality, and Tribal Cultural Resources.

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Event Center on May 11, 2018, and 103 notices were mailed to property owners within a 300 ft. radius of the subject property on May 11, 2018.

Chair Diep asked if there were any questions for staff.

Commissioner Barstow asked if the 47 parking spaces are solely for guest parking.

Mr. Woods said yes, the 47 spaces are for guests only.

Commissioner Barstow asked how many units will be built with handicap access.

Mr. Woods said six units will have handicap access.

Commissioner Barstow noted the kitchenette on the first floor and said he observed that this is the first time that handicap needs are being addressed in this type of project in the City. He said it would be good to make it mandatory for future projects.

Commissioner Agrusa asked for clarification on the items being considered by Planning Commission at tonight's meeting.

Mr. Woods described the five applications under consideration.

Mr. Rosen and Chair Diep explained further that the recommendation at tonight's meeting is to adopt resolutions recommending City Council approval of the five applications.

Commissioner Capelle noted that the design of Aldea Walk, the adjoining property on the north, are almost mirror-images of the design features of the proposed project.

Mr. Woods said Aldea Walk has the same developer and as the designs are similar, they will not be completely identical.

Commissioner Agrusa asked about the selling price for the units.

Mr. Woods deferred the question to the applicant.

Commissioner Agrusa expressed concern about possible storage on the balconies facing public streets.

Mr. Woods said there will be language included in the CC&Rs (Covenants, Conditions and Restrictions) as well as the Development Agreement to ensure that the project is well-maintained, including restrictions on the use of balconies for outdoor storage.

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.

Doris Nguyen, Olson Company, 3010 Old Ranch Parkway, Seal Beach, CA 90740, thanked staff and said the project is Olson's fourth in the City. She said Olson is a recipient of the Elicant award for Best Overall Customer Experience for the third year in a row. She said the Olson Company is excited to support the City's vision.

In response to Commissioner Agrusa's question, Ms. Nguyen said the price range of the 1,200 to 1,800 sq. ft. homes is from the low \$500,000 to mid \$600,000, which she said, is attainable in Orange County.

Ms. Nguyen said Commissioner Barstow's recommendation to consider handicap needs is included in the options that Olson offers its customers.

Commissioner Agrusa asked if there are any affordable housing units in the proposed project.

Ms. Nguyen said there are none.

Commissioner McGuire asked if the developer has built ADA accessible bedrooms in the City.

Ms. Nguyen said yes, the developer has built ADA accessible bedrooms in the City.

Commissioner McGuire asked if the developer has encountered instances when wheelchair-bound individuals cannot be accommodated in projects such as what is being proposed. He asked if chair lifts are being considered for the proposed project.

Ms. Nguyen said wheel-chair bound individuals usually opt for single-story homes, which Olson also builds. She said chair lifts are not included in the proposed project but can be an option for future ones.

Commissioner McGuire asked if tandem parking has caused problems such as outside parking.

Ms. Nguyen said no, because typical residents of the proposed project are single professionals with one or two cars, or couples with children not old enough to drive. She said CC&Rs help prevent parking problems.

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.

Elizabeth Hunsburg, 218 S. Harrington Drive, Fullerton, CA 92831, said she is a volunteer organizer for housing; their group started a non-profit organization for housing in Orange County - YIMBY, or "Yes, in My Backyard"; she supports the proposed project, and commended The Olson Company for recognizing and responding to the current housing shortage.

Victor Perrin, 5291 Fairview Avenue, Buena Park, CA, spoke in support of the project. He introduced himself as a realtor broker who has sold homes in the City and recognizes the need to keep housing affordable. He said Olson has worked with the community, responding to customer needs; he has successfully managed tandem parking and cited Founders Walk as a project with efficient tandem parking. He said the project is in the right location and answers the housing needs in the City.

Chair Diep thanked staff and the applicant for the proposed project which, she said, fits the City's larger vision

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

Commissioner Capelle moved and Commissioner Agrusa seconded the motion to adopt the following Resolutions recommending City Council approval.

**RESOLUTION NO. 6094
GENERAL PLAN AMENDMENT NO. GP18-30015**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING
THAT THE CITY COUNCIL OF THE CITY OF BUENA PARK
APPROVE GENERAL PLAN AMENDMENT GP18-30015 FOR
CERTAIN PROPERTY LOCATED AT 8281 PAGE STREET,**

AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF

**RESOLUTION NO. 6095
ZONE CHANGE NO. Z18-30017**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE Z18-30017 FROM CM (COMMERCIAL MANUFACTURING) TO GMU (GENERAL MIXED-USE) PERTAINING TO PROPERTY LOCATED AT 8281 PAGE STREET WITHIN THE CITY OF BUENA PARK

**RESOLUTION NO. 6096
DEVELOPMENT AGREEMENT NO. DA18-30018**

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. DA18-30018 TO CONSTRUCT A 54-UNIT TOWNHOME CONDOMINIUM DEVELOPMENT WITH RELATED PARKING AND SITE IMPROVEMENTS LOCATED AT 8281 PAGE STREET (APN: 070-080-48) WITHIN THE GMU (GENERAL MIXED USE) ZONE AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF BUENA PARK

**RESOLUTION NO. 6097
TENTATIVE TRACT MAP NO. TT18-30019 (18146)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING CITY COUNCIL APPROVAL OF A TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES TO SUBDIVIDE AN APPROXIMATELY 2.33 ACRE PARCEL FOR THE CONSTRUCTION A 54-UNIT TOWNHOME CONDOMINIUM DEVELOPMENT WITH ASSOCIATED OPEN SPACE, PARKING, AND OTHER SITE IMPROVEMENTS AT 8281 PAGE STREET STANTON AVENUE (APN: 070-080-48) WITHIN THE GMU (GENERAL MIXED USE) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

**RESOLUTION NO. 6098
MITIGATED NEGATIVE DECLARATION NO. MND18-30020**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF BUENA PARK CERTIFY THE COMPLETION OF A MITIGATED

NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT, ZONE CHANGE, DEVELOPMENT AGREEMENT, AND TENTATIVE TRACT MAP TO DEVELOP A 54-UNIT TOWNHOME CONDOMINIUM DEVELOPMENT ON 2.33 ACRES OF LAND LOCATED AT 8281 PAGE STREET (APN: 070-080-48) WITHIN THE GENERAL MIXED-USE ZONE AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF BUENA PARK

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

ORAL COMMUNICATIONS:

None

AGENDA FORECAST:

Mr. Woods announced that the next regularly scheduled Planning Commission meeting of June 13 will include a request to restore operations of a legal nonconforming meat market at 8192 Orangethorpe Avenue; a request for a Conditional Use Permit for a foot massage establishment within an existing multi-tenant commercial development at 6122 Orangethorpe Avenue; and a request for sale of beer and wine for on-site consumption at an existing restaurant located at 6771 Beach Boulevard


STAFF REPORTS:

Mr. Rosen reported that the proposed Development Agreement at 6555 Beach Boulevard, scheduled for the May 22 City Council meeting, has been continued at the applicant's request; the proposed expansion of Portola Inn was approved at the City Council meeting of May 22, and commended Dr. Meshram on her excellent presentation; City Council discussed the budget and has calendared for discussion an electronic voting system for the Council Chamber.

COMMISSION REPORTS:


None

ADJOURNMENT: At 7:35 p.m., Chair Diep adjourned to the Planning Commission Meeting of June 13, 2018, Wednesday, at 7:00 p.m. in the City Council Chamber.



Deborah Diep
Chair

ATTEST:



Joel W. Rosen, AICP
Secretary