

CITY OF BUENA PARK  
MINUTES OF CITY PLANNING COMMISSION  
June 13, 2018

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on June 13, 2018, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Diep presiding.

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

Joel W. Rosen, AICP, Director of Community Development  
Brady M. Woods, Planning Manager  
Braulio M. Moreno, Assistant Planner  
Iris Lee, Assistant City Engineer  
Craig Fox, Assistant City Attorney  
Ruth Santos, Senior Administrative Assistant

**CONSENT CALENDAR:**

1. APPROVAL OF MINUTES May 23, 2018

RECOMMENDED ACTION: Approve

Commissioner Schoales abstained from voting on this item due to his absence at the May 23, 2018, meeting.

Commissioner Capelle moved and Commissioner McGuire seconded the motion to approve the minutes of the May 23, 2018, meeting.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONERS:

ABSTAIN: 1 COMMISSIONER: Schoales

**PUBLIC HEARING:**

**NEW BUSINESS:**

2. EXTENSION OF NONCONFORMING PRIVILEGE NO. ENP18-28893

A request for the extension of non-conforming privilege to restore operations of a legal nonconforming 3,300 sq. ft. meat market located at 8192 Orangethorpe Avenue within the GMU (General Mixed-Use) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities).

PROPERTY OWNER: Bong Sang Lim  
2526 Tiffany Place  
Fullerton, CA 92833

**APPLICANT:** Jaine Foods, LLC  
 21415 S. Vermont Avenue, Unit 50  
 Torrance, CA 90502

**RECOMMENDED ACTION:** Adopt Resolution of Approval

In reply to Chair Diep, Ms. Santos stated that staff had received and distributed a memo from Public Works Department adding the following Public Works condition:

“Property owner shall dedicate to the public an easement for street purposes as follows:

An 8’ by 8’ corner cut-off at the northwest corner of the parcel.

Plat map and legal description shall be prepared by a registered civil engineer or licensed surveyor. All costs associated with the preparation of these documents and County recording shall be the responsibility of the applicant.”

The staff report was presented by Braulio M. Moreno, Assistant Planner.

The property under application was developed in 1949 with a 3,300 square foot commercial tenant space located on the south side of Orangethorpe Avenue and east of Indiana Avenue. The property carries a General Plan Designation of General Mixed-Use and has a Zoning classification of GMU (General Mixed Use). The property is 0.17 acres (8,276 square feet) and is currently developed with an approximately 3,300 square foot commercial building currently vacant but previously operated as a market.

**SURROUNDING LAND USE CHARACTERISTICS:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>EXISTING LAND USE</b>
<b>North</b>	Residential Single Family	RS-6	Single Family Residential
<b>South</b>	Residential Single Family	RS-6	Single Family Residential
<b>East</b>	General Mixed-Use	GMU	Mixed Use Multi Family Residential
<b>West</b>	General Mixed-Use	GMU	Single Family Residential

Staff recommends that the Planning Commission adopt a Resolution approving Extension of Non-Conforming Privilege No. ENP18-28893.

On March 14, 2012, following a duly noticed public hearing, the Planning Commission of the City of Buena Park adopted its Resolution No. 5838, recommending that the Council adopt Zone Change No. Z12-001 changing the zoning of certain properties located at 8002 to 8302 Orangethorpe Avenue, 7032 to 7152 Stanton Avenue, and 8011 to 8071 Page Street from CG (Commercial General) and CM (Commercial Manufacturing) to GMU (General Mixed Use).

On May 14, 2014, the City Council approved Development Agreement DA14-003 and Tentative Track Map No. TT14-004 to construct a 128-unit townhome project, directly adjacent to the east of the subject site, but did not include 8192 Orangethorpe as part of the proposed project. Another similar development (Aldea Walk) was constructed in the same

GMU zoned properties approved under Z12-001, but did not include the subject site as part of the project.

Other than interior tenant improvements to the subject property, the building structure has not had any significant alterations and has continued to remain a non-conforming site since the Zone Change to GMU. According to city records, the property owner has allowed the operation of a convenience/meat market with proper licenses and permits since 2003. Per business license records, the 3,300 square foot commercial building began to operate as a meat market in July 2007. Building records show that the applicant had permits to install new a grease interceptor for Ibarra's Market in 2009. Additionally in the same year a tenant improvement permit for ADA bathroom upgrades and miscellaneous interior upgrades such as electrical outlets, new sinks, and plumbing was finalized. The last known meat market establishment, Ibarra's Market, occupied the tenant space until 2014.

As conditioned, any unpermitted additions such as the storage space above the refrigeration units and any newly proposed equipment must obtain building permits or be removed.

Public Works has obtained an easement on the property for the purpose of widening the street along Orangethorpe Avenue. The property owner has redesigned the parking layout to be in full ADA compliance with legal non-conforming parking. Per the Buena Park Municipal Code, Section 19.204.020 Changes and Alterations, when the changes to a property are incident to the public acquisition of a portion of a site, no greater degree of nonconformity will be created other than that caused as a result of the public acquisition, and the changed development will conform to current regulations to the maximum extent feasible. The property owner has also agreed to allow the city to remove the non-conforming deteriorating pole sign located at the front of the property.

The applicant has submitted an application and plans requesting Planning Commission approval to reestablish a meat market located on a property zoned as GMU (General Mixed-Use). The applicant intends to maintain the operating hours of 8:00 AM to 10:00 PM daily. No exterior building modifications are proposed with this request. As conditioned the applicant will be required to bring the existing property up to compliance with zoning and building code, which will include but not limited to constructing a new trash enclosure, removal of metal bars on windows, and tenant improvements. Additionally, the applicant has agreed to dispose of the existing non-conforming pole sign located on the north side of the property, facing Orangethorpe, as part of the street widening initiated by the city to create a pedestrian walkway.

As stated previously, the proposal to reestablish a meat market within a legal non-conforming commercial building may be considered by the Planning Commission based on Zoning Code Sections "Extension or Termination of Nonconforming Privilege" 19.132.020 and "Nonconforming Uses and Sites 19.204.020A.3. Changes and Alterations." The proposal for a new meat is in conformance with applicable Zoning Code development requirements, including landscape setbacks, access, circulation, legal non-conforming parking, and architectural design.

In reviewing the applicant's request for Extension of Nonconforming Privilege, staff has determined that the application to reestablish the legal non-conforming meat market is consistent with applicable Code provisions (Section 19.132.020D/E.) including that appropriate balancing of the public interest and the vested interests of the property owner requires deviation from the standard nonconformity regulations. As proposed, Jaine Foods

can be accommodated on the site with appropriate development conditions and without negative impact on the subject or surrounding properties in order to assure equitable balance of the public interest and the vested interests of the owner(s) of the subject property.

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

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center on June 1, 2018, and 30 notices were mailed to property owners within a 300 ft. radius of the subject property on June 1, 2018.

Chair Diep asked if there were any questions for staff.

Commissioner Barstow asked about the start date for the widening of Orangethorpe.

Ms. Lee said the plan is to bid out the project in July, do the awarding in August, and start construction in September.

Commissioner Barstow commented that with the widening of Orangethorpe will bring the street closer to the north wall of the store and recommended that an impact post be installed to avoid accidents in case cars get out of control.

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.

There being no one 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 Capelle moved, and Commissioner Chung seconded, the motion to adopt the Resolution approving Extension of Non-Conforming Privilege No. ENP18-28893 with findings of fact and conditions therein, and with the following additional Public Works condition stated in the June 13, 2018, memo from Public Works:

"Property owner shall dedicate to the public an easement for street purposes as follows:

An 8' by 8' corner cut-off at the northwest corner of the parcel.

Plat map and legal description shall be prepared by a registered civil engineer or licensed surveyor. All costs associated with the preparation of these documents and County recording shall be the responsibility of the applicant."

**RESOLUTION NO. 6100  
EXTENSION OF NON-CONFORMING PRIVILEGE NO. ENP18-28893**

**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 3,300 SQ. FT.  
COMMERCIAL BUILDING TO OPERATE AS A MEAT MARKET WITHIN  
THE GMU (GENERAL MIXED USE) ZONE LOCATED AT 8192  
ORANGETHORPE AVENUE WITH FINDINGS IN SUPPORT**

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

**3. CONDITIONAL USE PERMIT NO. CU18-29885**

A request to allow a 925 square foot massage establishment (Rainbow Spa) to operate within an existing multi-tenant commercial development located at 6122 Orangethorpe Avenue, Unit 107, in 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: Ami Dang  
 1946 Pine Street  
 Huntington Beach, CA 92648

APPLICANT: Linh Hoang  
 2970 W. Orange Avenue Apt. 21  
 Anaheim, CA 92804

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, Planning Manager.

The property under application is a 925 square foot commercial tenant space within an existing integrated shopping center located on the south side of Orangethorpe Avenue. It carries a General Plan designation of OCM (Office Commercial Mixed Use) and a Zoning classification of CG (Commercial General). The property is 0.79 acres and is currently developed with an approximately 9,676 square foot retail center known as the 'Truong Plaza' shopping center.

**SURROUNDING LAND USE CHARACTERISTICS:**

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	OCM	CM	Office
South	RSF	RS-6	Single Family Residential
East	RSF	RS-6	Single Family Residential
West	OCM	CG	Commercial Retail Center

**RECOMMENDATION**

Staff recommends that the Planning Commission adopt a Resolution approving Conditional Use Permit No. CU18-29885.

Previous State law preempted local authority to regulate massage establishments differently than local regulations for other professional services such as medical and chiropractic doctors. This lack of local control led to an increase in massage establishments throughout the state. Numerous cities, including Buena Park, also experienced an increase in criminal activities (primarily prostitution) at the less-regulated massage establishments.

On January 13, 2015, the City Council adopt Urgency Ordinance No. 1596 which imposed a moratorium on new massage establishments, including any permits, entitlements, or approvals to construct and/or operate new massage establishments in the city. Adoption of Urgency Ordinance No. 1596 allowed staff additional time to evaluate the Buena Park Municipal Code (BPMC) for consistency with State legislation regarding massage establishments and service providers.

On January 12, 2016, the City Council adopted Ordinance Nos. 1601 and 1602 which amended Titles 5 and 19 of the BPMC for compliance with state Assembly Bill 1147 enacted in January 2015 that authorized cities to determine and prescribe zones and zoning standards applicable to massage establishments in an effort to better protect the public health, safety and welfare of the community.

In February 2016, staff informed proprietors of all massage establishments in the city, via mail, of the newly adopted city ordinance and how the regulations would affect their business. The new regulations on existing massage establishments included operating requirements, background check by the Buena Park Police Department, and a requirement that existing massage establishments apply for a new massage establishment permit within 45 days of the effective date of Ordinance No. 1602. New massage establishment permits approved by the city would be valid for 24 months. Additional regulations included proximity requirements, as well as approval of a Conditional Use Permit for all eligible massage establishments located on properties zoned CO (Commercial Office) and CG (Commercial General) only. Massage establishments located in any other zone is prohibited.

The applicant has submitted an application and plans requesting Planning Commission approval to continue operating the existing massage establishment in compliance with recently adopted State and City laws. The existing 925 square foot massage establishment contains four individual massage rooms, waiting room/lobby, compliant restrooms, and storage and laundry rooms. The applicant intends to maintain the existing operating hours of 9:00 AM to 10:00 PM Monday through Friday, and 9:00 AM to 9:00 PM on weekends. No interior or exterior building or site modifications are proposed with this request.

The City Zoning Code requires any existing massage establishment operating in a zone where such use is conditionally permitted to obtain Planning Commission approval via the Conditional Use Permit process. The massage establishment must comply with all requirements of the city zoning code and not be located within five hundred feet of the nearest property line of any public or private school, church, public or private park, or other massage establishment.

Staff reviewed the applicant's plans and visited the property, and feels that the existing building, site, parking, circulation, and infrastructure are adequate to support the massage establishment. Staff is of the opinion that allowing the existing massage establishment to operate within the CG zone is appropriate and will not negatively impact surrounding businesses or adjacent properties, as conditioned. The massage establishment is in

compliance with applicable development and operational regulations of the Zoning Code, including the following proximity requirements:

Distance from Subject Location:

- 1,437 ft. from nearest school (Arthur F. Corey Elementary School)
- 4,160 ft. from nearest religious facility (Thanksgiving Church)
- 766 ft. from nearest park (Brenner Park)
- 7,180 ft. from nearest massage establishment (VIP Massage)

The Buena Park Police Department submitted a memorandum dated April 26, 2018 which indicates no objection to the applicant's proposal for a massage establishment.

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

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center on May 31, 2018, and 30 notices were mailed to property owners within a 300 ft. radius of the subject property on May 31, 2018.

Chair Diep asked if there were any questions for staff.

Commissioner Schoales asked if all the massage therapists are licensed by the State. He said he did not see the requirement stated in the Resolution.

Mr. Woods read Planning Condition No. 4 which states that "The Massage Establishment business owner shall provide a list of all employees and independent contractors, and their California Massage Therapy Council (CAMTC) certifications within thirty (3) days of the Effective Date. Additionally, with the biennial renewal of their Massage Establishment Permit, the business owner shall provide an updated list of all employees and independent contractors, and their certifications." In addition, he said Condition No. 10 states that "A copy of these conditions of approval shall be maintained on the premises at all times."

Mr. Fox said there is a City Ordinance, written by him, that stipulates the requirements, including the use of name tags by employees, display of certificates on public premises on site, and regular inspections by the City.

Commissioner Schoales commented that adding a sentence to Condition No. 4 of the Resolution will help clarify the requirement.

Commissioner Schoales also referred to Planning Condition No. 8 which states, "Planning Commission review of the entitlement shall be scheduled if there are three verifiable complaints received by the City about the massage establishment operation and no modifications have been made to address the complaints."

Commissioner Schoales said three complaints, even if resolved, could be a cause for concern. He therefore recommended that Planning Commission be informed if there are three verifiable complaints on a massage establishment.

Commissioner Schoales noted that the staff report states that the proposed project is "766 ft. from nearest park (Brenner Park)" and commented that the park is on the opposite side of the 91 Freeway.

Chair Diep explained that distance is measured by radius.

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.

Jeff Forman, representing the applicant, Linh Hoang, introduced himself as a friend of the applicant. He said the applicant's English is limited so he will help answer any questions addressed to the applicant. Mr. Forman said Ms. Hoang runs a professional business and agrees with all conditions of approval. Mr. Forman added that there are no illegal activities on the premises. He said there are four female employees - one full-time and three part-time, with ages ranging from 50 to 60.

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 the motion to approve as recommended by staff. Commissioner Capelle made an alternate motion and Commissioner Chung seconded, the alternate motion to adopt the Resolution approving Conditional Use Permit No. CU18-29885 with findings of fact and conditions therein, and with the recommendations to 1) add a sentence to Planning Condition No. 8 to state that Planning Commission shall be notified upon receipt of a third complaint on the massage establishment; and, 2) replace the entirety of Planning Condition No. 4 with a statement requiring the Massage Establishment to comply with the Ordinance requirement on Massage Establishments (stating the Ordinance No. and quoting the wording of the Ordinance).

**RESOLUTION NO. 6101  
CONDITIONAL USE PERMIT NO. CU18-29885**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT NO. CU18-29885, TO ALLOW A 925 SQUARE FOOT MASSAGE ESTBALISHMENT WITHIN AN EXISTING COMMERCIAL RETAIL CENTER LOCATED AT 6122 ORANGETHORPE AVENUE SUITE 107 WITHIN THE CG (COMMERCIAL GERNERAL) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF**

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



**4. CONDITIONAL USE PERMIT NO. CU18-30766**

A request to establish the sale of beer and wine for on-site consumption at an existing restaurant located at 6771 Beach Boulevard within the CG (Commercial General) zone. The project is Class 1, Section 15301, categorically exempt from CEQA.

**PROPERTY OWNER:** Imperial Plaza Investments, LLC  
 3053 W. Olympic Boulevard, Suite 302  
 Los Angeles, CA 90006

**APPLICANT:** Yu Jin  
 6771 Beach Boulevard, Suite D  
 Buena Park, CA 90620

**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 Braulio M. Moreno, Assistant Planner.

The property under application is located at 6771 Beach Boulevard between 11<sup>th</sup> Street and Melrose Street, with street frontages of approximately 350 ft. along Beach Boulevard and 250 ft. along Melrose Street. It carries a General Plan designation of Commercial, a Zoning classification of CG (Commercial General), and a total land area of 1.61 acres (70,325 square feet). The property is developed with an approximately 13,000 sq. ft. multi-tenant commercial building and an existing detached drive-thru restaurant.

**SURROUNDING LAND USE CHARACTERISTICS:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>EXISTING LAND USE</b>
<b>North</b>	Commercial	CG	Commercial
<b>South</b>	Commercial	CG	Commercial
<b>East</b>	Commercial	CG	Commercial
<b>West</b>	Low-Density Residential	RS-6	Single Family Residential

Staff recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit No. CU18-30766 with findings of fact and conditions.

The commercial center consists of two buildings located at the rear of the property, one detached drive-thru restaurant currently operating as an Arby's and a 13,000 sq. ft. structure that contains eight (8) units with shared parking area. In addition to the subject restaurant , the multi-tenant building contains seven (7) other units averaging approximately 1,200 sq. ft. each, with uses varying from retail to professional services, and one (1) vacant 2,490 sq. ft. tenant. The center currently maintains 92 parking spaces where 92 are required, including those required by the vacant space. The applicant is requesting to keep the existing hours of operation of 10:00 am to 11:00 pm daily.

The applicant has submitted an application, development plans, and business plan requesting Planning Commission approval allowing the sale of beer and wine for on-site consumption for the existing restaurant, "Myung In Dumplings". The restaurant has been in

operation since November of 2017. According to the submitted business plan, alcoholic beverage sales will be incidental to the sale of food. The existing 1,097 sq. ft. tenant space currently accommodates for 31 patrons including 1 ADA seating and will be operating with a total of 5 employees.

Section 19.512.010 of the City Code requires the applicant to obtain Planning Commission approval to allow the sale of beer and wine for on-site consumption in conjunction with a full service restaurant via the Conditional Use Permit process. In reviewing the applicant's request, staff reviewed plans and visited the property and is of the opinion that the facility and site are adequate to support the establishment of the sale of beer and wine for on-site consumption. Staff believes that on-site sale and consumption of alcoholic beverages will be appropriate within the context of the full service restaurant and will not negatively impact the subject and surrounding properties. The restaurant has no additional interior modifications proposed. There an existing unisex ADA restroom within the tenant space which meets Building Code requirements for the restaurant size and occupancy.

As conditioned, the on-site sale and consumption of beer and wine will be incidental to the full service restaurant use. To reaffirm the incidental use, staff is recommending a condition that requires gross food sales receipts to exceed gross receipts of alcoholic beverages and those alcoholic beverages be served only in conjunction with food sales. The proposed hours of operation are 10:00 am to 11:00 pm each day of the week.

In Staff's opinion, the proposed operating hours are appropriate for the restaurant and are consistent with other similar approvals in the area. On-site parking is adequate for the existing businesses as the center currently maintains 92 parking spaces where only 92 are required. Also, in a memo dated May 23, 2018, the Buena Park Police Department has indicated no objection to the applicant's proposal for on-site sale and consumption of alcoholic beverages, as conditioned.

The project is Class 1, Section 15301 (Existing Facilities), categorically exempt from CEQA.

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center on June 1, 2018, and 66 notices were mailed to property owners within 300 ft. radius of the subject property on June 1, 2018.

Chair Diep asked if there were any questions for staff.

There were no questions for staff.

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.

There being no one 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 McGuire seconded, the motion to adopt the Resolution approving Conditional Use Permit No. CU18-30766 with findings of fact and conditions therein.

**RESOLUTION NO. 6102  
CONDITIONAL USE PERMIT NO. CU18-30766**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT NO. CU18-30766, TO ALLOW THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION, AT AN EXISTING RESTAURANT LOCATED AT 6771 BEACH BOULEVARD, SUITE D, WITHIN THE CG (COMMERCIAL GENERAL) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF**

**AYES:**           6       **COMMISSIONERS:** Barstow, McGuire, Capelle, Chung, Schoales, and Diep

**NOES:**           0       **COMMISSIONER:**

**ABSENT:**       0       **COMMISSIONER:**

**ABSTAINED:** 0       **COMMISSIONER:**

**ORAL COMMUNICATIONS:**

None

**AGENDA FORECAST:**

Mr. Woods announced that the next Planning Commission meeting will include Conditional Use Permit applications: 1) for a religious use within an existing commercial building in the Commercial General (CG) Zone, located at 7430 Orangethorpe Avenue; and 2) for construction of a single story detached 997 square foot, two-bedroom accessory dwelling unit within the RS-16 (Select Estate Residential) zone.

**STAFF REPORTS:**

Mr. Rosen reported on two items discussed at the May 22, 2018 City Council meeting: 1) 6555 Beach project which was continued due to a tie vote; and 2) study session discussion on potential use of mechanical lifts on multi-family zones.

Chair Diep and Commissioner McGuire recommended Study Session discussions on use of mechanical lifts for new developments.

Mr. Rosen announced the resignation of Planning Commissioner Mariella Agrusa effective June 11, 2018. He said the recruitment for a new Planning Commissioner will start in the next few weeks, and the new Commissioner should be seated in the next month or so.

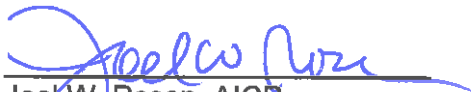
**COMMISSION REPORTS:**

Commissioner Barstow said he will be unable to attend the Planning Commission meetings of June 27 and July 11.

**ADJOURNMENT:** At 7:40 p.m., Chair Diep adjourned to the to the regularly scheduled Planning Commission meeting on Wednesday, June 27, 2018, at 7:00 p.m. in the City Council Chamber.

  
\_\_\_\_\_  
Deborah Diep  
Chair

ATTEST:

  
\_\_\_\_\_  
Joel W. Rosen, AICP  
Secretary