

CITY OF BUENA PARK  
MINUTES OF CITY PLANNING COMMISSION  
July 25, 2018

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on July 25, 2018, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair McGuire presiding.

**PRESENT:** COMMISSIONERS: Barstow, Capelle, Chung, Desai, Diep, and McGuire

**ABSENT:** COMMISSIONER: Schoales

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

Mr. Rosen introduced new Planning Commissioner Pradip Desai.

Commissioner Desai expressed his gratitude for having been given the opportunity to serve through the Planning Commission. He described his background in Chemical Engineering, with 20 years in the petrochemical industry and 25 years in the public sector, the latter including seven years of emergency management, 11 years in the California Judicial Council, and the remaining years in project management and with the Department of Toxic Substances.

**1. APPROVAL OF MINUTES** July 11, 2018

**RECOMMENDED ACTION:** Continue to the next Planning Commission meeting due to lack of quorum

Commissioner Diep moved and Commissioner Capelle seconded the motion to move this item to the next regularly scheduled Planning Commission meeting.

The MOTION CARRIED unanimously.

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

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

**ABSENT:** 1 **COMMISSIONER:** Schoales

**ABSTAIN:** 0 **COMMISSIONER:**

**NEW BUSINESS:**

**2. SITE PLAN NO. SP18-31249**

A request to construct a new five-unit, two-story apartment complex with 1,735 square feet open space, associated parking spaces, and site improvements at 5741 Burnham Avenue in the RM-20 (Medium Density Residential) zone. The project is categorically exempt from California Environmental Quality Act (CEQA), Section 15332, Class 32 (In-fill Development).

PROPERTY OWNER: Choo Burnham LLC  
6659 Berry Avenue  
Buena Park, CA 90621

APPLICANT: Sang H. Lee  
1306 Lukens Court  
Fullerton, CA 92833

RECOMMENDED ACTION: Adopt Resolution of Approval

In reply to Chair McGuire, 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 subject property is zoned RM-20 (Medium-Density Multifamily Residential), and carries a General Plan designation of High Density Residential. It is located within the Housing Opportunities Overlay and is further identified as "Underutilized High Density Residential Site No. 67" within the 2013-2021 Housing Element. The subject property is currently vacant as two single family homes located on the property were demolished in 2014.

**SURROUNDING LAND USE CHARACTERISTICS:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>EXISTING LAND USE</b>
<b>North</b>	High Density Residential	RM-20	Multifamily Development
<b>South</b>	High Density Residential	RM-20	Multifamily Development
<b>East</b>	High Density Residential	RM-20	Single Family Residence
<b>West</b>	High Density Residential	RM-20	Multifamily Development

Staff recommends that the Planning Commission adopt the attached Resolution approving Site Plan No. SP18-31249, with findings of fact and conditions.

The property under application is located in the southwest corner of Burnham Avenue and Franklin Street, with street frontages of 162 ft. along Franklin and 83 ft. along Burnham, and maintains a lot area of 13,504 sq. ft. (0.31 ac.).

On September 26, 2007, the demolition of two legal non-conforming single family homes and the construction of a two-story, five-unit apartment complex was approved by the Planning Commission under Site Plan No. SP07-029. Construction of this apartment complex did not commence within one year of the Site Plan approval, which resulted in the expiration of Site Plan No. SP07-029.

In 2014, the two legal non-conforming single family homes on subject property were demolished. The subject property has been vacant since 2014.

The submitted application and plans propose construction of a two-story, five-unit apartment complex. The building includes five (5) two-bedroom units ranging in size from 1,231 sq. ft. to 1,283 sq. ft. and will maintain three bathrooms, living room, kitchen, storage, and an attached two-car garage with laundry area. The apartment building will front Franklin Street and be set back 15 ft. from both Franklin Street and Burnham Avenue. Access to the property will be from a 25 ft. wide driveway accessing the garages and parking to the rear located off Burnham Avenue.

The design of the structure includes varied building massing and roofline of the structure so that the portions of the buildings along Burnham Avenue and Franklin Street present an enhanced appearance along the streets. The architectural design of the complex is considered contemporary incorporating a variety of earth tone colors for the stucco exterior with white trim, recessed doors with stone veneer, varying building projections and roof lines, and decorative eave molding.

Parking for the development includes a total of 13 parking spaces, including 10 garage spaces and 3 open spaces including a van accessible stall. Access to the property will be via a 25 ft. wide driveway from Burnham Avenue. The plans also include 1,735 sq. ft. of common useable open space area along the western property line, with gazebo and benches.

Section 19.128.040 of the Buena Park Zoning Ordinance requires Planning Commission review and approval to allow the construction of new building via the Site Plan Review process. After reviewing the applicant's request and plans, and visiting the site, staff is of the opinion that the development is appropriate for the site and will not negatively affect the surrounding properties. Based on this review, Staff feels the proposed complex will be consistent with the character of surrounding development, as well as development intended in the area. The proposed project will improve the appearance of the subject property and therefore the surrounding area.

As conditioned, the proposed apartment complex will comply with the development standards of the RM-20 zone for setbacks, parking, access, circulation, open space, and building height. The supply of 13 on-site parking spaces is compliant as city code requires 2.5 spaces per unit for apartments that contain 2 bedrooms. The proposed 25 ft. wide driveway will provide adequate access to the site, and the parking layout has been designed to provide adequate on-site circulation. The submitted plans propose a 35.8% building coverage and 44.7% open space, both of which comply with City Code requirements. The proposed design is consistent with provisions of the Multifamily Design Guidelines for architectural enhancements including adequate massing and variation in both building planes and roof lines.

Additionally, as part of the 2013-2021 Housing Element update, staff identified the subject property as suitable for intensification due to the number of former units (2 single family dwellings) on the lot as compared to lot size and potential capacity. Classified as "Site 67", it was determined that the size and allowable density of the subject property would be ideal for intensification up to a realistic capacity of 5 units (Attachment 2). Staff is of the opinion that the project, as conditioned, will further the City's housing goals by providing additional housing opportunities within Buena Park.

The project is Class 32, Section 15332 (In-fill Development), categorically exempt from CEQA.

Nine (9) notices were mailed to property owners adjacent to the subject property on July 18, 2018.

Chair McGuire asked if there were any questions for staff.

Commissioner Barstow asked if the ten garage spaces described in the staff report are located under the units.

Mr. Woods confirmed that the ten garage spaces described in the staff report are under the units.

Chair McGuire stated that this is not a public hearing; however, 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 else wishing to speak on the matter, Chair McGuire advised that the item requires a Resolution for approval or denial with findings.

Commissioner Barstow moved, and Commissioner Diep seconded, the motion to adopt the Resolution approving Site Plan No. SP18-31249 with findings of fact and conditions therein.

**RESOLUTION NO. 6111  
SITE PLAN NO. SP18-31249**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF A SITE PLAN TO CONSTRUCT A NEW FIVE-UNIT APARTMENT COMPLEX WITH 1,735 SQ. FT. OF OPEN SPACE, AND ASSOCIATED PARKING AND SITE IMPROVEMENTS AT 5741 BURNHAM AVENUE WITHIN THE RM-20 (MEDIUM-DENSITY MULTI-FAMILY RESIDENTIAL) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF**

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

**PUBLIC HEARING:**  
**NEW BUSINESS:**

**3. SITE PLAN NO. SP18-31908**

A request to remodel and demolish a portion of an existing 4,463 sq. ft. commercial/residential building. The remodel will include constructing 2,250 sq. ft.

commercial office tenant improvements, façade improvements, and demolishing 2,213 sq. ft. of the existing building to allow for ten (10) on-site parking spaces and related site improvements at 6302-6306 Beach Boulevard in the CG (Commercial General) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15332, Class 32 (In-fill Development).

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

**APPLICANT:** Fore Architects  
 110 E. 19<sup>th</sup> Street, Suite C700-D  
 Los Angeles, CA 90079

**RECOMMENDED ACTION:** Adopt Resolution of Approval

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

The staff report was presented by Braulio Moreno, Assistant Planner

The subject property carries a General Plan designation of Central Buena Park Mixed Use, a Zoning classification of CG (Commercial General), and is developed with a 4,463 sq. ft. commercial building operating as a pawnshop and jewelry store. There is also a residential unit to the rear of the building on the second level, proposed to be demolished.

**SURROUNDING LAND USE CHARACTERISTICS:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>EXISTING LAND USE</b>
<b>North</b>	Central Buena Park Mixed Use	CG	Retail
<b>South</b>	Central Buena Park Mixed Use	ACSP (Auto Center Specific Plan)	Retail
<b>East</b>	Central Buena Park Mixed Use	CG	Restaurant
<b>West</b>	Central Buena Park Mixed Use	CG	Office

Staff recommends that the Planning Commission adopt the attached Resolution approving Site Plan No. SP18-31908 with findings of fact and conditions.

The proposed project is located on the east side of Beach Boulevard, north of 7<sup>th</sup> Street, with 50 ft. of street frontage and a total area of 0.14 acres (6,000 sq. ft.). The property is developed with a 4,463 sq. ft. two-story structure currently utilized as a pawnshop and a jewelry store. There is also a 1,422 sq. ft. residential unit to the rear of the building on the second level. The building has existed for over 50 years with little to no alterations. A variance was granted in 1963 to allow a reduction in parking where the municipal code required a parking count of 24 spaces and the site could only accommodate five.

The submitted application and plans propose to remodel and reduce the existing 4,463 sq. ft. commercial/residential building to a 2,250 sq. ft. commercial office building. In addition to

demolishing 2,213 sq. ft., the applicant is proposing to eliminate the 1,422 sq. ft. second floor residential building. The front façade will also be reconfigured to expand the building approximately 146 sq. ft. by eliminating the existing colonnade lining the front property line. On-site parking will be provided within the upgraded rear parking area which will be repaved and restriped to meet city standards. When completed, the site will maintain ten (10) on-site parking spaces which conform to the city's parking standard.

The proposed remodeled building will maintain zero side yard setbacks from the north and south property lines, consistent with municipal code. The development will continue to maintain a nonconforming front setback where a 20 ft. setback is required. The prevailing front setback of the adjacent commercial developments along Beach Boulevard is zero; however, the proposed building will be setback 2 ft. to allow for landscaped planter areas along the front elevation. Parking lot landscaping is provided as well. The proposed project will enhance and promote the image and identity of the Central Buena Park focus area as described in the General Plan.

As described in Chapter 2, Section 2.7.1 of the General Plan, the Central Buena Park Focus Area 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 Plan). The Central Buena Park Mixed Use designation allows a maximum non-residential intensity of 1.0 Floor Area Ratio (or 6,000 sq. ft.). The applicant is proposing a non-residential intensity of 0.375 Floor Area Ratio (or 2,250 sq. ft.), which are less than the maximums cited in the General Plan.

Additionally, the applicant will be required to dedicate 2.5 feet at the rear of the property for future widening the public alley. New landscaping and irrigation will be installed within the front and rear area with plant/groundcover material to complement the contemporary styled architecture.

Architecturally, the new exterior façade of the structure incorporates multiple material elements such as stucco smooth trowel finish and long board screening panels with spacing between boards. Window treatments and color will give a distinctive accent while the window size and placement will allow for a vast amount of natural lighting. The proposed development will comply with all applicable development standards including building lot coverage, setbacks, and architectural compatibility. In addition, a conceptual landscape plan illustrates landscape materials used to soften the building elevations.

Section 19.128.040 of the City of Buena Park Zoning Ordinance requires Zoning Administrator or Planning Commission review and approval for exterior alterations to existing buildings and modifications to existing parking facilities via the Site Plan Review process. The goal of the Site Plan Review process is not only to ensure that the project meets all development standards of the zoning district, but to also ensure that the project is in "reasonable harmony with the architectural character of the area" and not "detrimental to the existing and intended character" of the surrounding neighborhood.

Staff reviewed the submittal plans, visited the site and surrounding area and is of the opinion that the property can accommodate the proposed development in compliance with applicable development standards. The applicant's request will impose no adverse impacts on adjacent properties. The proposed development complies with all development standards for

commercial buildings the in the CG zone, including but not limited to lot coverage, setbacks, landscape standards, and architectural compatibility. On-site parking is supplied with a ten proposed parking spaces, compliant with current parking standards.

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 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 the public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation on July 12, 2018, and 33 notices were mailed to property owners within a 300 foot radius to the subject property on July 12, 2017.

Chair McGuire asked if there were any questions for staff.

Commissioner Diep referred to the specifically designated locations for retail and office spaces and asked if deviances are permissible.

Mr. Moreno said the applicant has to comply with the required designations as clearly stated in the staff report and resolution.

Chair McGuire 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.

Simon Gwon, applicant, Fore Architects, 110 E. 19<sup>th</sup> St., C700-D, Los Angeles, CA 90079, clarified that the intent in assigning the specific locations for office and retail spaces is to provide required parking.

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

Commissioner Capelle moved, and Commissioner Diep seconded, the motion to adopt the Resolution approving Site Plan No. SP18-31908 with findings of fact and conditions therein.

**RESOLUTION NO. 6112  
SITE PLAN NO. SP18-31908**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST TO REMODEL AN EXISTING 4,463 SQ. FT. COMMERCIAL/RESIDENTIAL BUILDING TO A NEW 2,250 SQ. FT. COMMERCIAL OFFICE BUILDING INCLUDING THE DEMOLITION OF 2,213 SQ. FT. OF THE EXISTING BUILDING TO ALLOW FOR 10 ON-SITE PARKING SPACES, AND RELATED SITE**

**IMPROVEMENTS LOCATED AT 6302-6306 BEACH BOULEVARD  
WITHIN THE CG (COMMERCIAL GENERAL) ZONE, AND MAKING  
FINDINGS IN SUPPORT THEREOF**

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

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Schoales

ABSTAIN: 0 COMMISSIONER:

**4. CONDITIONAL USE PERMIT NO. CU18-31122**

A request to allow an industrial laundry cleaning establishment to occupy an existing 4,000 sq. ft. industrial building located within 330 feet of a residential zone at 8551 Whitaker Street in the ML (Light Industrial) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities).

PROPERTY OWNER: Hue Tran  
8551 Whitaker Street  
Buena Park, CA 90621

APPLICANT: Geunwoo Yun  
10940 Odell Avenue  
Sunland, CA 91040

RECOMMENDED ACTION: Adopt Resolution of Approval

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

The staff report was presented by Braulio Moreno, Assistant Planner

The property under application contains 0.22 acres located on the north side of Whitaker Street between Dale Street and Roland Street. It carries a General Plan designation of Light Industrial, a Zoning classification of ML (Light Manufacturing), and maintains street frontage of 65 linear feet. The property is currently developed with a 4,000 square foot commercial building and has 3 parking spaces with no ADA-compliant spaces. Additionally, a 1,525 sq. ft. unpermitted patio cover exist over the northwest portion of the property.

**SURROUNDING LAND USE CHARACTERISTICS:**

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Light Industrial	ML	Industrial Building
South	City of Fullerton	R-1 (City of Fullerton)	Single Family Residential
East	Light Industrial	ML	Industrial Building
West	Light Industrial	ML	Industrial Building



Staff recommends that the Planning Commission adopt a Resolution approving Conditional Use Permit No. CU18-31122.

The property was originally developed in 1963 with 4,000 square feet structure. Per city records, no other structural building permits have been issued for the property except a permit for a manually operated vehicle gate.

The applicant has submitted an application and plans requesting Planning Commission approval for the operation of an industrial laundry cleaning facility located within 330 ft. from a residential zone. The existing 4,000 sq. ft. building has two small offices, one employee lounge, and one ADA-compliant restroom. The applicant intends to remove the existing unpermitted 1,525 sq. ft. patio cover to be replaced with a reduced 1,113 sq. ft. patio cover. Other proposed work includes updating the parking area with one ADA-compliant parking space, a new trash enclosure per city standards, adding one loading area, and relocating the existing fence approximately 20 ft. back from its present location.

The City Zoning Code requires any new industrial laundry cleaning facility located within 330 feet of a residential zone to be approved by the Planning Commission approval via the Conditional Use Permit process. The proposed establishment must comply with all requirements of the zoning code and any applicable local and state regulations.

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 industrial laundry cleaning facility. Staff is of the opinion that allowing the proposed establishment to operate within the ML zone is appropriate and will not negatively impact surrounding businesses or adjacent properties, as conditioned.

Per current code the total amount of parking spaces required for the property would be 12. A total of 4 parking spaces with one ADA parking space will be provided. Currently only 3 spaces exist; none are ADA parking space. Per Zoning Code section 19.204.240 the number of provided parking spaces may remain in a legal nonconforming condition when the proposed use is not intensified. The applicant submitted a business plan that describes the operations of the business which provides evidence that the proposed parking spaces will be sufficient for the operations of the industrial laundry cleaning business.

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 Event Center on July 12, 2018, and 28 notices were mailed to property owners within a 300 ft. radius of the subject property on July 12, 2018.

Chair McGuire asked if there were any questions for staff.

Commissioner Desai asked if staff is aware of possible laundry-related chemical storage in the facility.

Mr. Moreno said he will defer the question to the applicant.

Chair McGuire 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.

Geunwoo Yun, applicant, 10940 Odell Avenue, Sunland, CA 91040, responded to Commissioner Desai's question by stating that plans, including those for the laundry facility, will be submitted to the Building Division for approval.

Mr. Rosen further explained that if the item is approved at this meeting, this application will go through the plan check process which includes the Building Division, the Orange County Fire Authority, and other agencies such as the Air Quality Management Plan.

Commissioner McGuire asked if there will be outdoor noise that will distract the neighbors.

Mr. Yun said there will be none.

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

Commissioner Diep moved, and Commissioner Capelle seconded, the motion to adopt the Resolution approving Site Plan No. SP18-31122 with findings of fact and conditions therein.

**RESOLUTION NO. 6113  
CONDITIONAL USE PERMIT NO. CU18-31122**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT NO. CU18-31122 TO ESTABLISH AN INDUSTRIAL LAUNDRY CLEANING FACILITY WITHIN AN EXISTING INDUSTRIAL BUILDING IN THE ML (LIGHT INDUSTRIAL) ZONE AT 8551 WHITAKER STREET**

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

**ORAL COMMUNICATIONS:**

None

**AGENDA FORECAST:**

Mr. Woods said that as of this date, there are no items scheduled for the next Planning Commission meeting. He said Planning Commissioners will be given further update.

**STAFF REPORTS:**

Mr. Rosen informed the Commissioners about City Council determination to require background checks for Commission and Committee members who interact with children, such as Commissioners from the Fine Arts and Parks and Recreation Commissions.

Mr. Rosen asked the Planning Commissioners' opinions on environmentally friendly alternatives to the plastic water bottles provided to Commissioners and staff at regular meetings. It was the consensus of Planning Commission to use mugs or cups and pitchers, with coasters.

Mr. Rosen announced the resignation of Iris Lee, Assistant City Engineer.

**COMMISSION REPORTS:**

Commissioner Capelle asked staff to consider using the digital version of the Planning Commission agenda packet instead of the hard copies in binders.

Commissioner Diep said hard copies of the agenda would, in the meantime, allow Commissioners to write notes during the meeting.

Mr. Rosen described possible use of an App called Goodreader which has bookmarks and enables the user to write notes.

Chair Diep suggested an e-mail reminder to the Commissioners, when the digital packet is sent out digitally, to bring their Ipads or tablets for trial use during the next meeting.

Chair McGuire showed two photos that he took of backflow device prevention devices, both visible to the public, on the Brandywine Homes project called Corsica, south of Crescent on Stanton. Commissioner McGuire added that he reviewed the approved resolution for this project which required undergrounding. He said other cities require undergrounding of these devices. Chair McGuire then asked staff what is the City Code requirement on these devices.

Ms. Lee said that it is not a general requirement of the City and, unless conditioned, these devices can sometimes be above ground.

Mr. Woods read Planning Condition No. 21, from the approved resolution, which states that "All required double check valve assemblies located within public view shall be located below grade." However, Mr. Woods said, he also noted that Planning Condition No. 16 partly states that "...similar devices shall be located below grade or shall be screened from view by landscape or ornamental walls, subject to Planning Division approval."

Chair McGuire suggested some remedial measures to keep the devices, shown on the photos, hidden from public view.

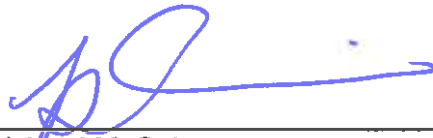
Commissioner Diep suggested the inclusion, in the City's architectural guidelines, of some good examples of screening or landscaping.

Chair McGuire emphasized that his intent in bringing up the photos is to find out from staff how to ensure that approved conditions are adhered to.

Commissioner Capelle said the devices on the photos are unsightly. She then asked staff what steps are usually taken in exigencies where conditions approved by Planning Commission no longer become viable.

Mr. Rosen said the applicant can apply for a Modification of Condition, for consideration by the Community Development Director and subject to review and appeal by City Council or Planning Commission within a ten-day period after approval.


**ADJOURNMENT:** At 7:45 p.m., Chair McGuire adjourned to the regularly scheduled Planning Commission meeting on Wednesday, August 8, 2018, at 7:00 p.m. in the City Council Chamber.



---

Richard McGuire  
Chair

ATTEST:



---

Joel W. Rosen, AICP  
Secretary