

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
October 8, 2014

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on October 8, 2014, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Vice Chair Capelle presiding.

PRESENT: COMMISSIONERS: Barstow, Capelle, Diep, Gonzales, McGuire, Schoales,

ABSENT: COMMISSIONER: Chung

ALSO PRESENT:

Joel W. Rosen, AICP, Community Development Director
Jay Saltzberg, Planning Manager
Michael Ressler, Senior Planner
Monique Schwartz, Assistant Planner
Nabil S. Henein, Assistant City Engineer
Craig Fox, Deputy City Attorney
Ruth Santos, Senior Administrative Assistant

**1. APPROVAL OF MINUTES Meeting of September 10, 2014
Adjourned Meeting of September 24, 2014**

RECOMMENDED ACTION: Approve

Commissioner McGuire abstained from voting on the approval of the minutes of the September 10, 2014 meeting due to his absence from that meeting.

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

AYES: 5 COMMISSIONERS: Barstow, Gonzales, Diep, Schoales,
and Vice Chair Capelle

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Chung

ABSTAIN: 1 COMMISSIONER: McGuire

PUBLIC HEARING:

NEW BUSINESS:

2. CONDITIONAL USE PERMIT NO. CU14-008

A request to renovate an existing carwash building to include operation of a new automatic drive-through car wash, with exterior building, parking lot and site improvements, and demolition of the existing oil change and lubrication service building located at 6942 Lincoln Avenue within the CG (Commercial General) zone.

PROPERTY OWNER: Lincoln and Knott Car Wash, Inc.
6942 Lincoln Avenue
Buena Park, CA 90620-4148

APPLICANT: Hyun Jin Kim
2511 Beverly Boulevard
Los Angeles, CA 90057

RECOMMENDED ACTION: Adopt Resolution of Approval

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

The staff report was presented by Monique Schwartz, Assistant Planner. The subject property is zoned CG (Commercial General) and is currently developed with an existing carwash and oil change and lubrication service building. The property to the north, across Lincoln Avenue is zoned CS (Commercial Shopping) and developed with an integrated shopping center. The property to the south is zoned CO (Commercial Office) and is developed with an adult care facility. The property to the east is zoned CG (Commercial General) and is developed with an office building. The property to the west is zoned CG (Commercial General) and is developed with a tire business.

Staff recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit No. CU14-008 with findings of fact and conditions.

The property under application is located on the south side of Lincoln Avenue, west of Knott Avenue, with a street frontage of approximately 265 ft. and a total land area of approximately 46,635 sq. ft. The site is currently developed with a carwash facility. On January 24, 2007, the Planning Commission approved Conditional Use Permit No. CU06-026 for the construction and operation of a 592 sq. ft. oil change and lubrication service building with associated parking lot and site improvements, in conjunction with the existing carwash facility. The current carwash operating hours are from 8:00 a.m. to 6:00 p.m. daily.

The submitted application and plans propose the renovation of an existing carwash building to include the operation of a new automatic car wash facility with exterior building, parking lot and site improvements. The application also includes the demolition of an existing 592 sq. ft. oil change and lubrication service building. The remodeled car wash building will remain in its current location, maintaining a 15 ft. 8 in. setback from the north property line along Lincoln Avenue, 123 ft. from the south property line, 48 ft. from the west property line and 60 ft. from the east property line. The existing 640 sq. ft. outdoor enclosed storage area will remain on the southeast corner of the site.

The interior of the existing 3,325 sq. ft. carwash tunnel will be remodeled to accommodate equipment for a new automatic car wash system. Attached to the tunnel is a 2,891 sq. ft. area with a retail store, equipment/electrical room, office, storage room and two restroom facilities. The exterior architecture of the remodeled carwash building will display a contemporary design with new fixed windows, two 18 ft. 6 in. metal roll-up entry and exit car wash doors on the east and west elevations, decorative roof fascia with wave detailing and new signage on the north and south elevations. The building will be painted a new color combination of blue, red, orange, ivory and gray tones.

The submittal plans and application also propose site improvements to include the demolition of an existing oil change and lubrication service building, demolition of an existing vacuum canopy and vacuum equipment, construction of a new tan decorative masonry trash enclosure and vacuum equipment storage room at the southwest corner of the site, four new landscape planters, new pole lights, two drive-through automatic pay stations and directional signage for onsite circulation. The existing parking lot will be reconfigured to accommodate handicap accessibility, while maintaining vehicular circulation to the car wash building. Twenty-three (23) parking/vacuum stalls with awning structures will be located along the south property line and within the project interior. The site modifications have provided for the required number of waiting spaces at the entrance and exit of the carwash building, pursuant to Section 19.522.060 of the Zoning Code and the required parking spaces for the office and retail use. Ingress and egress to the site will continue to be provided by two driveway approaches along Lincoln Avenue. The existing enclosed outdoor storage area, ground sign on Lincoln Avenue and current landscape setbacks will be retained and all existing landscape planters will be revitalized. In addition, all driving surfaces will be repaired and re-paved and slurry sealed to provide an even, unbroken driving surface and to present a uniform appearance.

The new hours of operation for the remodeled car wash facility will be 6:00 a.m. to 10:00 p.m. Monday through Sunday and there will be approximately three employees at the facility at any given time.

The City of Buena Park Zoning Ordinance requires Planning Commission review and approval, via the Conditional Use permit process, for the proposed renovation and exterior site improvements of the existing drive-through carwash facility. The proposed building and site improvements meet the requirements of the City Code for setbacks, site layout, architectural design, vehicular access, circulation, parking, and landscaping as conditioned. The new parking lot layout will provide twenty-three (22) standard parking/vacuum stalls, one (1) handicap parking stall with handicap accessibility to the car wash building, and the required waiting spaces at the entry and exit of the drive-through carwash building, as required by Code. The reconfigured parking lot layout is designed to promote efficient on-site vehicular and pedestrian circulation with landscape improvements, as well as access and egress. The addition of a new trash enclosure will adequately screen trash bins from public view and the new enclosed vacuum equipment enclosure will help screen and reduce noise generated by the vacuum equipment. The proposed exterior architectural modifications to the carwash building will be of contemporary design with the addition of new fixed windows and decorative roof fascia with wave detailing in addition to new signage and color scheme. Additional landscape planters have been added within the site and the existing planters will be revitalized.

Staff has reviewed the submitted application, visited the site and vicinity and is of the opinion that the proposed project, as conditioned, including the carwash building architectural modifications, on-site parking and circulation, demolition of the existing oil change and lubrication building, site improvements and vehicular access, are appropriate for the site and meet applicable requirements as conditioned. The renovated car wash will continue operating without negatively affecting the subject and adjacent properties.

The project is Class 1, Section 15301, categorically exempt from CEQA.

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center on September 25, 2014, and 22 notices were mailed to property owners within 300 ft. radius of the subject property on September 25, 2014.

Vice Chair Capelle asked if there were any questions of staff.

Commissioner Barstow asked, and Ms. Schwartz confirmed, that the property owner of record is Lincoln and Knott Car Wash, Inc.

Commissioner Schoales noted that the proposed project is similar to the carwash on La Palma Avenue and Knott Avenue.

Mr. Ressler said the design is similar to the carwash on La Palma Avenue and Knott Avenue, but there is a difference in terms of elevation.

Commissioner McGuire referred to the slide showing the vacuum stations on the south property line and asked if the building on the adjacent property is residential.

Ms. Schwartz said the building is an Alzheimer's care facility.

Commissioner McGuire said the residential care building is approximately eight to ten feet away from the wall on the property line, which raises a concern about noise coming from the vacuum stations disturbing the residents of the adjacent building. He asked about the closing time of the car wash.

Ms. Schwartz said the proposed closing time is 10:00 p.m. She said the proposed project will be required to comply with the City Noise Ordinance.

Commissioner McGuire expressed concern that the noise from the vacuum hoses will be disruptive to the adjacent residents who live ten feet away, and hopes that noise mitigation measures will be included.

Ms. Schwartz said staff can explore measures such as additional screening, raising the perimeter block wall height, relocating the vacuum stalls away from the property line, and/or conducting a noise study.

Commissioner Schoales said that the Noise Ordinance in the City is based on the County Noise Ordinance which relies on the average decibel reading over a period of time, raising the possibility of allowable loud noise every few minutes.

Mr. Rosen said the proposed location of the vacuum stations was recommended by the Traffic Engineer, to ensure the smooth flow of traffic in and out of the carwash.

Mr. Ressler said the noise from the proposed project is anticipated to be similar to noise from the carwash adjacent to St. Pius Church.

Commissioner Gonzales asked staff to describe how the centralized vacuum system operates and if there is an electrically powered vacuum unit at this station.

Ms. Schwartz said the applicant can best describe the system during the public hearing portion of this meeting.

Commissioner Gonzales asked if the carwash has a water recirculation system.

Mr. Rosen said that, as required, the carwash has a water recirculation system in place.

Vice Chair Capelle 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.

Sam Ahn, applicant representative, 2511 Beverly Boulevard, First Floor, Los Angeles, California 90057, said the site plan shows that the compressor is centrally located within the enclosure at the southwest corner of the property, where the air is sucked in and contained. He added that adjacent to the location of the compressor is a parking lot, and the building by the area is along the south wall. Mr. Ahn added that there is approximately eight feet of landscaping width along the block wall length where trees may be planted to provide buffer.

Commissioner Gonzales asked if the applicant has designed other carwashes.

Mr. Ahn said the design firm he represents has built a couple of carwashes similar in design to the proposed project.

Commissioner Gonzales noted, and Mr. Ahn confirmed, that there will be no detailing or servicing of vehicles.

Vice Chair Capelle referred to the texture of the proposed vacuum area canopies and if the design is not only decorative but also functional.

Mr. Ahn said the vacuum canopies are insulated and made of fabric that will absorb sound. He added that the maximum space between two vacuum stations is 39 ft., and the minimum 25 ft.; should there be noise problems, adjustments can be made such as moving the stations away from the property line.

Mr. Ahn confirmed that the current layout of the vacuum stations was recommended by the Traffic Engineer to allow traffic circulation and avoid traffic congestion, and possible accidents.

Commissioner Schoales referred to page 5, item 13 of the proposed resolution and commented that the existing block wall along the south property line may need to be altered in order to mitigate noise concerns.

Commissioner McGuire asked about the possibility of deleting one vacuum stall from the south side and making two rows.

Mr. Ahn said the suggestion will not be possible because of the location of the existing building on the southeast corner.

Commissioner Diep said that limiting the hours of operation may solve the noise concerns.

Commissioner Diep asked about reducing the number of vacuum stations.

Vice Chair Capelle asked whether the Planning Commission may continue the item to allow staff to meet with the applicant to create specific standards or project revisions to provide noise mitigation.

Mr. Fox confirmed that the Planning Commission could continue the item to allow staff to work with the applicant.

There being no one else wishing to speak on the matter, Vice Chair Capelle advised that a motion would be required to continue the item.

Commissioner Diep moved and Commissioner Barstow seconded the motion to continue this item to the October 22, 2014 Planning Commission meeting.

AYES: 6 COMMISSIONERS: Diep, Barstow, Gonzales, Schoales, McGuire,
and Vice Chair Capelle

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Chung

ABSTAIN: 0 COMMISSIONER:

3. CONDITIONAL USE PERMIT NO. CU-392M2/VARIANCE NO. V14-001

A request to demolish an existing gasoline service station and construct a new gasoline service station, including a 1,996 sq. ft. convenience store, fueling canopy, and other site improvements with Variance from Section 19.520.020 of the Buena Park Zoning Ordinance to allow drive aisles to encroach into the required front and side yard setbacks, located at 6971 Orangethorpe within the CG (Commercial General) zone.

PROPERTY OWNER: Northwest Dealer Co Holdings, LLC
29501 Canwood Street, Suite 200
Agoura Hills, CA 91301

APPLICANT: Sanam de Loren
928 Kenfield Avenue
Los Angeles, CA 90049

RECOMMENDED ACTION: Adopt Resolutions of Approval

In reply to Vice Chair Capelle, Ms. Santos stated that staff had received, at the start of this meeting, a letter from Pastor Young Gil Kim of Thanksgiving Church at 6969 Knott Avenue, Buena Park. Ms. Santos then distributed copies of the letter to the Planning Commissioners, staff, and the applicant.

The staff report was presented by Michael Ressler, Senior Planner. The subject property is zoned CG (Commercial General) and is developed with a 76 gasoline service station. The properties to the north and west are zoned CG and are developed with Thanksgiving Church and associated parking lot improvements. The property to the south, across Orangethorpe Avenue, is zoned CG and is developed with the Black Bear Diner. The

property to the east, across Knott Avenue, is zoned CM (Commercial Manufacturing) and is developed with a medical office building.

Staff recommends that the Planning Commission adopt the attached Resolutions approving Conditional Use Permit No. CU-392M2 and Variance No. V14-001 with findings of fact and conditions.

The property under application is located on the northwest corner of Orangethorpe and Knott Avenues, with street frontages of approximately 141 ft. along Orangethorpe Avenue and approximately 120 ft. along Knott Avenue, and a total land area of approximately 16,748 sq. ft. The site is developed with a 76 gasoline service station which was approved in 1972 under Conditional Use Permit No. CU-392, for 12 pump stations on three islands as well as a cashier booth and ground sign. In April 1987, the Planning Commission approved Conditional Use Permit No. CU-392M1 to raise the height of the fueling canopy.

The submitted application and plans propose the demolition of an existing service station building and fueling canopy to allow construction of a new gasoline service station to include a 1,996 sq. ft. convenience store, fueling canopy, and other site improvements. The submitted plans indicate the new convenience store building will be located along the west property line and setback 20 ft. from Orangethorpe Avenue. The interior of the building will be configured to include a sales area, merchandise display, walk-in cooler, beverage bar, restrooms, utility room, storage room, and office. The new 3,452 sq. ft fueling canopy providing shelter for six (6) new fueling stations will be constructed on the easterly portion of the site. The new fueling canopy will maintain an approximately 30 ft. setback from the east property line and a 20 ft. setback from the south property line. The new gasoline service station and associated convenience market will continue to operate as a 76 gasoline station.

The exterior elevations of the new convenience market and fueling canopy have been designed to maintain a consistent architectural style in order to create an integrated development. The plans indicate the new convenience store building will maintain an earth tone stucco finish enhanced with 1 in. wide metal reveals and new aluminum storefront systems. Building enhancements include arched projections with column accents, two wood trellises with ornamental columns, decorative moldings, dimensional cornice treatment, stacked stone enhancements, and an arched entry tower element featuring a clay tile roof. The new fueling canopy has been designed to complement the convenience store building with decorative fascia moldings and a clay tile roof. Once completed, the entire development will reflect a consistent architectural theme.

The site currently maintains two driveways along Orangethorpe Avenue and one driveway along Knott Avenue. The submitted plans propose elimination of one driveway along Orangethorpe Avenue. The new site layout has been configured to maintain 8 standard size parking spaces and 12 fueling spaces; Code prescribes 10 parking spaces. The applicant is requesting variance from Section 19.520.020 of the Buena Park Zoning Ordinance to allow drive aisles to encroach into the required front and side yard setbacks. City Code requires drive aisles to be set back 20 ft. from front property lines and side yard properties lines abutting a public right-of-way. The site plan indicates the proposed drive aisles will be set back 10 ft. from front and side yard property lines. Additional site modifications include a new trash enclosure located near the northwest corner of the site, concrete walkway along the south and east elevations of the convenience store building, a new 10 ft. wide landscape setback along the south and east property lines adjacent to Orangethorpe and Knott Avenues, a new 20 ft. wide landscape setback along the south

elevation of the convenience store building, and a 5 ft. wide landscape planter along the north property line.

The proposed convenience market with gasoline sales will be operated as a 76 gasoline station. The convenience market, including the gasoline sales, will be open 24 hours per day. Business operations will require a total of 2 to 3 employees. The convenience market will provide typical convenience store items including beverages, prepackaged food, and other snacks. The sale of beer and wine for off-site consumption is not part of this application.

City Code requires Planning Commission review and approval for the new gasoline service station and associated site improvements via the Conditional Use Permit. Since the proposed drive aisles encroach into the required setback areas, the applicant is also requesting Planning Commission consideration for Variance from City Code to allow for the encroachment. In reviewing the applicant's request, staff reviewed plans and visited the site and surrounding area and is of the opinion that the site is adequate to support the convenience store building and fueling canopy without negatively impacting the subject and surrounding properties.

The proposed convenience market with new fueling canopy and associated site improvements, as conditioned, comply with the Zoning Ordinance requirements for circulation, building setbacks, access, parking, and building design. Once completed, the site will maintain 8 parking spaces and 12 fueling spaces, in compliance with Code. The elimination of one existing driveway along Orangethorpe Avenue will provide improved on-site vehicle circulation and safe and appropriate access to the site. The new landscape improvements have been configured to complement the new convenience store building and fueling canopy and reinforce the integrated design for the development. In regards to architecture, the proposed convenience store building and fueling canopy will complement newer commercial development within the area. Once completed, the proposed building and site improvements will improve the outdated appearance of the existing gasoline service station.

Staff does support the applicant's request for Variance to allow the proposed drive aisles to encroach into the Code prescribed 20 ft. front and side yard setbacks. The subject site is substandard in site area and maintains two street frontages. The Zoning Ordinance requires service station sites to maintain minimum 150 ft. by 150 ft. property dimensions. However, existing service stations may be modified or rebuilt on an existing service station lot with site dimensions less than currently required. The site dimensions create a hardship on the property owner and would otherwise impede the opportunity to redevelop the outdated service station. Staff feels the proposed encroachment will preserve appropriate on-site circulation while providing sufficient landscape buffering along the two street frontages. The proposed redevelopment of the site will comply with all other applicable development standards and meet the objectives of the City's 2035 General Plan.

The project is Class 1, Section 15301, categorically exempt from CEQA.

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center on September 25, 2014, and approximately 14 notices were mailed to property owners within a 300 ft. radius of the subject property on September 25, 2014.

Vice Chair Capelle asked if there were any questions of staff.

Commissioner Barstow asked about the proposed building setback from Orangethorpe Avenue and if it is consistent with Code.

Commissioners McGuire and Gonzales asked about traffic flow, including fuel delivery.

Mr. Ressler said the new convenience store building will be located along the west property line and set back 25 ft. from Orangethorpe Avenue. The new fueling canopy will maintain an approximately 30 ft. setback from the east property line and a 20 ft. setback from the south property line.

Mr. Ressler said there are currently two driveways along Orangethorpe Avenue and one driveway along Knott Avenue. The proposal is to eliminate one driveway along Orangethorpe Avenue. The proposed layout is configured to maintain eight standard parking spaces and 12 fueling spaces. Code prescribes ten parking spaces. The request for variance from Section 19.520.020 of the Buena Park Zoning Ordinance will allow drive aisles to encroach into the required front and side yard setbacks. City Code requires drive aisles to be set back 20 ft. from front property lines abutting public right-of-way. The proposed drive aisles will be set back ten feet from front and side yard property lines.

Commissioner Schoales noted that the proposed layout will maintain eight parking spaces; two spaces short of the Code-prescribed ten parking spaces.

Mr. Ressler said the eight parking spaces and the spaces at the fueling stations will total 20 parking spaces which exceed the ten required by Code.

Commissioner Schoales asked about item b. under Findings of Fact on Page 4, indicating that, "The proposed variance would not grant a special privilege for the subject property not enjoyed by other similar development in the same zone and vicinity..." and how it applies to surrounding properties such as Black Bear Diner and Paul's Place.

Mr. Fox said item b. is among the State-required findings for approval of a Zone Variance and it applies to surrounding properties, as stated.

Commissioner Schoales asked for confirmation that the sale of beer and wine is not part of this application.

Mr. Ressler confirmed that sale of beer and wine is not proposed.

Commissioner Schoales commented that requests for beer and wine are often made months or years after a project is approved, without the inclusion of the sale of beer and wine on the original request.

Commissioner Barstow referred to Pastor Young Gil Kim's third concern, as listed in his letter that was distributed to the Planning Commission. He expressed concern that the wall between the gas station and Thanksgiving Church had turned black which suggested the possibility of oil spill.

Mr. Ressler said he did not see the condition of the wall on the Church side.

Vice Chair Capelle 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.

Jin Lee, applicant representative, 920 Kenfield Avenue, Los Angeles, California, said the design firm that he represents has developed similar projects and has a strong track record of building beautiful gas stations with convenience stores across Southern California. Mr. Lee said the current design is outdated and needs improvements.

Young Gil Kim, Pastor, Thanksgiving Church, and Joshua Ko, 6959 Knott Avenue, Buena Park, summarized the three concerns raised in the Pastor's letter, handed to the secretary and distributed at the start of this meeting, as follows: 1) the height and location of the new building would block the view of the main entrance to the church building; 2) that the construction crew and equipment associated with the new convenience store will operate and be located on the church property during the construction stage, creating inconvenience and possible liability; and 3) that possible oil spill has caused the fence between the gas station and the church to turn black and the trees next to the fence to be unhealthy.

Commissioner Gonzales noted that the proposed 20 ft. height of the new building is slightly higher than the 19 ft. height of the current structure.

Commissioner Barstow asked if the applicant can put a "Church Entrance" sign on the driveway to the church.

Mr. Lee said the applicant can put the sign on the driveway to the church.

Commissioner Schoales asked if it is feasible to move the proposed new building location to the north side.

Commissioner McGuire noted that a power line easement runs east and west near the north side of the property and asked if relocation is possible.

Mr. Lee said it would not be feasible and the proposed building location is based on existing electrical and public easements.

Mr. Rosen said considerable effort and expense would be required to relocate the utilities.

Mr. Lee confirmed Mr. Rosen's statement and added that the variance request is also based on circulation considerations.

Commissioner Schoales asked if the project property owner and applicant are willing to communicate with the representatives of Thanksgiving Church regarding the latter's concerns in order to attempt resolution.

Commissioner Diep noted that after discussing the possible alternatives, the proposed site layout seems to be the best based on easement locations and other considerations.

Vice Chair Capelle said that after having heard the discussion and public comments, she would not favor a continuance.

Commissioner Barstow said that, in the spirit of being “good neighbors,” he recommends a meeting between the applicant and the representatives of Thanksgiving Church to allow further discussion of the church’s concerns before proceeding with the application.

There being no one else wishing to speak on the matter, Vice Chair Capelle advised that a motion would be required to continue the item.

Commissioner Schoales moved and Commissioner Barstow seconded the motion to continue this item to the October 22, 2014 Planning Commission meeting.

AYES: 4 COMMISSIONERS: Schoales, Barstow, Diep, and McGuire

NOES: 2 COMMISSIONERS: Capelle, Gonzales

ABSENT: 1 COMMISSIONER: Chung

ABSTAIN: 0 COMMISSIONER:

AGENDA FORECAST:

A Text Amendment application is scheduled for the meeting in November.

STAFF REPORT:

Mr. Rosen announced that a study session will be scheduled to discuss appropriate conditions on Conditional Use Permit applications.

Mr. Rosen reported on the Los Coyotes Country Club Community meeting regarding the anticipated residential development project on the property.

COMMISSION REPORTS:

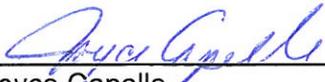
Commissioner McGuire referred to a recent e-mail received by Planning Commissioners from staff relaying a request from a developer to meet individually with the Planning Commissioners about an anticipated development proposal

Commissioners Capelle, Diep, and McGuire reiterated that, at an earlier Planning Commission meeting, the Planning Commissioners had previously discussed and concurred that, while not specifically prohibited, private individual Commissioner meetings with developers were discouraged. If the intent of the developer is to educate and inform, that can be accomplished by a study session with the entire Planning Commission.

Commissioner Diep reminded staff to adhere to protocol regarding e-mails to Planning Commissioners, and avoid providing Planning Commissioner contact information to the public.

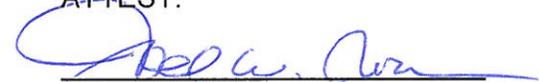
ADJOURNMENT:

At 8:25 p.m., Vice Chair Capelle adjourned the meeting to the Planning Commission meeting on Wednesday, October 22, 2014, in the City Council Chamber.



Joyce Capelle
Vice Chair

ATTEST:



Joel W. Rosen, AICP
Secretary