



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, DECEMBER 10, 2019
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

4:30 P.M. - COUNCIL CHAMBERS

CALL PLANNING COMMISSION STUDY SESSION TO ORDER

P P P P P P A
ROLL CALL: *Scandura, Ray, Grant, Garcia, Kalmick, Perkins, Mandic*

Commissioner Mandic was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY GRANT, SECONDED BY SCANDURA, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF DECEMBER 10, 2019, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Garcia, Kalmick, Perkins
NOES: None
ABSENT: Mandic
ABSTAIN: None

MOTION APPROVED

PUBLIC COMMENTS

Galen Pickett, Homeless United HB, spoke regarding Item No. 19-1198, citing the potential negative impacts, particularly fiscal, of leaving the housing element uncertified.

Jenny Braithwaite, resident and Homeless United HB, spoke in support of Item No. 19-1198 citing the potential negative fiscal impacts of not certifying the housing element.

Ralph Bauer, resident, spoke in support of Item No. 19-1198, citing the need for affordable housing in the city and the homelessness crisis in the state.

Shirley Dettloff, resident, spoke in support of Item No. 19-1198, citing the potential impacts of an uncertified housing element.

PROJECT REVIEW (FUTURE AGENDA ITEMS)

19-1198 GENERAL PLAN AMENDMENT NO. 19-003 and ZONING TEXT AMENDMENT NO. 19-006 (HOUSING ELEMENT & BEACH AND EDINGER CORRIDORS SPECIFIC PLAN AMENDMENTS)

REQUEST:

General Plan Amendment No. 19-003: to amend the City Council adopted 2013-2021 General Plan Housing Element and pursue certification from the California Department of Housing and Community Development (HCD) in order to be eligible to receive state funding for homelessness response programs; Zoning Text Amendment No. 19-006): to amend the Beach and Edinger Corridors Specific Plan (BECSP) to establish an Affordable Housing Overlay in accordance with program actions proposed in the Housing Element amendment.

LOCATION:

Housing Element - citywide; Beach and Edinger Corridors Specific Plan - various sites on Beach Boulevard (refer to Attachment No. 2)

Jennifer Villaseñor, Deputy Director, gave a brief overview of the proposed housing element and the housing element process.

There was a brief discussion on the following items: the upcoming RHNA cycle, the number of affordable units permitted during the current RHNA cycle, the building constraints in the BECSP, parking standards for affordable units, the potential negative impacts of non-compliance, the MAND in the BECSP, and the housing element requirements for coming into compliance versus staying in compliance.

STUDY SESSION ITEMS - NONE

AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Jane James, Planning Manager, reported on the Late Communication items for the public hearing portion of the meeting.

5:42 P.M. – RECESS FOR DINNER

6:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Perkins

ROLL CALL: *P P P P P P P*
Scandura, Ray, Grant, Garcia, Kalmick, Perkins, Mandic

AGENDA APPROVAL

A MOTION WAS MADE BY GRANT, SECONDED BY RAY, TO APPROVE THE PLANNING COMMISSION AGENDA OF DECEMBER 10, 2019, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Garcia, Kalmick, Perkins, Mandic
NOES: None
ABSENT: None
ABSTAIN: None

MOTION APPROVED

PUBLIC COMMENTS - NONE

PUBLIC HEARING ITEMS

19-1156 ENTITLEMENT PLAN AMENDMENT NO. 19-010 (ARCO CAR WASH HOURS OF OPERATION)

REQUEST:

To amend CUP No. 2008-020 to extend the Arco car wash hours of operation from 7:00 AM - 7:00 PM daily to 7:00 AM - 10:00 PM daily.

LOCATION:

21452 Brookhurst St., 92646 (northwest corner of Brookhurst Street and Hamilton Avenue)

RECOMMENDED ACTION:

That the Planning Commission take the following actions:

- A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 - Existing Facilities.
- B) Approve Entitlement Plan Amendment No. 19-010 with findings and conditions of approval (Attachment No. 1).

The Commission made the following disclosures:

- Commissioner Scandura spoke with staff and visited the site.
- Commissioner Ray visited the site.
- Vice-Chair Grant visited the site and spoke with the business owner.
- Chair Garcia had no disclosures.
- Commissioner Kalmick spoke with staff.
- Commissioner Perkins had no disclosures.
- Commissioner Mandic visited the site.

Nicolle Aube, Associate Planner, gave the staff presentation and overview of the proposed project.

There was brief discussion on the potential for lighting changes onsite and the lighting impacts to adjacent residents

THE PUBLIC HEARING WAS OPENED.

Mike Adams, applicant, spoke in support of Item No. 19-1156 citing the need for expanded hours during the summer hours.

Ish Sahagian, business owner, spoke in support of Item No. 19-1156. He stated that business has been in operation for ten years and there were no complaints or code enforcement cases until recently.

Demar Gonzales, resident, spoke in opposition to Item No. 19-1156, citing potential negative noise and lighting impacts to adjacent residents.

Eric Smith, resident, spoke in opposition to Item No. 19-1156, citing potential negative noise impacts.

Mark Botta, resident, spoke in opposition to Item No. 19-1156, citing potential negative noise impacts.

WITH NO ONE ELSE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.

There was discussion on potential noise mitigation measures, potential lighting changes and impacts, the process for purchasing and closing the car wash, enforcement measures, and hours of operation.

A MOTION WAS MADE BY SCANDURA, SECONDED BY GRANT, TO FIND THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301, CLASS 1 - EXISTING FACILITIES AND APPROVE ENTITLEMENT PLAN AMENDMENT NO. 19-010 WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL TO REQUIRE A BARRIER SYSTEM AT THE ENTRANCE OF THE CARWASH TO PREVENT AFTER HOURS ACCESS, SIGNS ON DISPENSERS WITH CAR WASH HOURS, NOISE ATTENUATION MEASURES, AND AMEND OPERATING HOURS TO BE 7:00 AM TO 9:00 PM, BY THE FOLLOWING VOTE:

AYES:	Scandura, Ray, Grant, Garcia, Perkins
NOES:	Kalmick, Mandic
ABSENT:	None
ABSTAIN:	None

MOTION APPROVED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 – *Existing Facilities* of the CEQA Guidelines because the project involves no expansion of the existing facility.

FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 19-010:

1. Entitlement Plan Amendment No. 19-010 to amend CUP No. 08-020 to extend the hours of operation of an existing car wash from 7:00 AM – 7:00 PM daily to 7:00 AM – 9:00 PM daily will not be detrimental to the general welfare or persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood because the proposed use is not anticipated to generate any significant noise, traffic, parking or other impacts detrimental to surrounding properties and is consistent with the subject property's zoning. CUP No. 08-020 included approval of ND No. 08-007, which determined that noise levels would not cumulatively contribute to an increase in levels above established thresholds in the municipal code. The Acoustic Study found the car wash operations would not exceed the daytime (7:00 A.M. – 10:00 P.M.) ambient-based noise limits of the City municipal code at the nearest residential areas. Further, the 2019 Operational Acoustic Study determined that noise generated from the car wash does not substantially increase

ambient noise levels at the adjacent multifamily residential building. The proposed extension of operational hours, as conditioned, is not anticipated to result in negative impacts on surrounding businesses and adjacent properties, as the car wash tunnel is setback 47 ft. from the property line shared with an adjacent multifamily residential property. The nearest multifamily residential building is located approximately 131 ft. from the car wash tunnel. The multifamily residences are buffered from the car wash by an existing eight ft. tall block wall, carports, and a driveway. Moreover, the car wash is located along a major corridor and will not generate significant impacts to affect surrounding residential uses. The use is conditioned to operate according to the applicant's narrative received and dated October 3, 2019 which will limit the hours of operation to 7:00 AM – 9:00 PM daily.

2. Entitlement Plan Amendment No. 19-010 to amend CUP No. 08-020 to extend the hours of operation of an existing car wash from 7:00 AM – 7:00 PM daily to 7:00 AM – 9:00 PM daily will comply with the provisions of the base district and other applicable provisions in Titles 21-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), and any specific condition required for the proposed use in the district in which it would be located. The HBZSO allows for car washes, subject to approval of a conditional use permit or entitlement plan amendment. There are no proposed physical alterations to the property that would impact the applicable development standards such as setbacks, height, and parking.
3. The granting of Entitlement Plan Amendment No. 19-010 to amend CUP No. 08-020 to extend the hours of operation of an existing car wash from 7:00 AM – 7:00 PM daily to 7:00 AM – 9:00 PM daily will not adversely affect the General Plan. It is consistent with the Land Use Element designation of CG (Commercial General) on the subject property. In addition, it is consistent with the following objectives and policies of the General Plan:

Land Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Goal LU-13: The city provides opportunities for new businesses and employees to ensure a high quality of life and thriving industry.

Policy LU-13.A: Encourage expansion of the range of goods and services provided to accommodate the needs of all residents and the market area.

The proposed extension of operational hours for the existing car wash will further the goals of the General Plan by providing a service to accommodate the needs of local residents and serve visitors from the surrounding area. The proposed hours of operation extension will contribute to the economic viability of the property, surrounding commercial shopping centers, and the responsible growth of the City. The proposed extension of operational hours, as conditioned, is not anticipated to result in negative impacts on surrounding businesses and adjacent properties, as the car wash tunnel is setback 47 ft. from the property line shared with an adjacent multifamily residential property. The nearest multifamily residential building is located approximately 131 ft. from the car wash tunnel. The multifamily residences are buffered from the car wash by an existing eight ft. tall block wall, carports, and a driveway. Moreover, the car wash is located along a major corridor and will not generate significant impacts to affect surrounding residential uses. A noise study, received and dated July 29, 2008, prepared by RK Engineering, found that the car wash operations would not exceed the daytime (7:00 A.M. – 10:00 P.M.) ambient-based noise limits of the City municipal code at the nearest residential areas. A supplemental operational noise study determined noise generated by the use will not exceed existing ambient noise levels and will comply with the City's noise ordinance. Noise is

attenuated through onsite improvements and existing structures adjacent to the site which include a perimeter block wall and carport structures. Additionally, the property owner has retained the services of RK Engineering again to take new operational noise measurements which demonstrate that noise generated from the car wash does not substantially increase ambient noise levels at the adjacent multifamily residential building. The carwash is conditioned to only operate between 7:00 A.M and 9:00 P.M. daily and to require patrons to turn off engines and stereos while vacuuming or waiting in the queue.

CONDITIONS OF APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 19-010:

1. The site plan received and dated October 3, 2019 shall be the conceptually approved layout.
2. Condition 11(d) of Conditional Use Permit No. 08-020 shall be revised as follows:
 - a. The car wash hours of operation shall be limited to 7:00 AM – 9:00 PM daily.
 - b. Install signage near vacuum station requiring patrons to turn off engines and stereos while utilizing vacuums.
 - c. Install signage near car wash tunnel queue lane to require patrons to turn off stereos while waiting in the queue.
 - d. Install signage at each vehicle fuel pump station stating the car wash hours of operation.
 - e. A barrier system shall be utilized to prevent vehicular access to the car wash tunnel from 9:00 PM – 7:00 AM daily.
 - f. The applicant shall submit a plan to implement noise attenuation measures on the car wash tunnel walls to the Community Development Department prior to operating the car wash from 7:00 AM – 9:00 PM.
3. Condition 11 of Conditional Use Permit No. 08-020 shall be expanded to include the following:
 - a. Hours of alcohol sales limited to between 6:00 AM and 2:00 AM. **(PD)**
 - b. Refrigerators and cabinets where alcohol is located must be locked to customers between 2:00 AM to 6:00 AM. **(PD)**
 - c. All persons engaged in the sale of alcohol shall complete a mandatory Responsible Beverage Service (RBS) training and certification. This shall be required for new employees within 90 days of being hired and for existing employees every 12 months. Training shall be provided by an ABC approved RBS trainer and records of the training must be maintained on-site for review. **(PD)**
 - d. The establishment shall employ a video surveillance security system with a minimum of one-month video library recorded to a DVR or Cloud based system. The cameras minimum requirements will be: clear, color, digital and able to record in low light. The business shall ensure all public areas, entrances, exits, parking areas to the front and adjacent to the business are covered by video surveillance. Electronic copies of video must be made available to the Huntington Beach Police Department

within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police personnel conducting investigations. You are required to have someone able to operate the system on duty during all business hours. **(PD)**

- e. Live entertainment is prohibited. **(PD)**
 - f. In an effort to reduce the likelihood of alcohol related crimes, the display or sale of the following items shall be prohibited **(PD)**:
 - Wine containers of less than 750 milliliters.
 - Wine with alcoholic content greater than 14 percent by volume unless corked bottles and aged at least two years.
 - Beer or malt liquor products sold individually in containers of less than 40 ounces, except for small production craft-type beer only available in 40 ounces or less containers.
 - Containers of beer or malt liquor not in their original factory packages of six-packs or greater.
 - Cooler products, either wine or malt liquor beverage based, in less than three-pack quantities.
4. Entitlement Plan Amendment No. 19-010 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
5. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

19-1123 MITIGATED NEGATIVE DECLARATION (MND) NO. 19-004, GENERAL PLAN AMENDMENT (GPA) NO. 19-002, ZONING MAP AMENDMENT (ZMA) NO. 19-002, AND LOCAL COASTAL PROGRAM AMENDMENT (LCPA) NO. 19-001 (PARK AVENUE REZONE)

REQUEST:

To analyze the potential environmental impacts associated with the proposed project; to amend the General Plan land use designation from Open Space-Water Recreation (OS-W) to Residential Low Density (RL); to amend the zoning designation from Open Space-Water Recreation - Coastal Zone Overlay - Floodplain Overlay (OS-WR-CZ-FP2) to Residential Low Density - Coastal Zone Overlay - Floodplain Overlay (RL-CZ-FP2); and to amend the City's Local Coastal Program pursuant to the GPA and ZMA.

LOCATION:

16926 Park Ave., 92649 (terminus of Park Ave. in Huntington Harbour)

RECOMMENDED ACTION:

That the Planning Commission take the following actions:

- A) Recommend approval of Mitigated Negative Declaration No. 19-004 with findings (Attachment No. 1) and mitigation measures; and
- B) Recommend approval of General Plan Amendment No. 19-002 by approving draft City Council Resolution (Attachment No. 2), Zoning Map Amendment No. 19-002 with findings (Attachment No. 1) by approving draft City Council Ordinance (Attachment No. 3), and Local Coastal Program Amendment No. 19-001 with findings (Attachment No. 1) by approving draft City Council Resolution (Attachment No. 4).

The Commission made the following disclosures:

- Commissioner Scandura spoke with staff and voted on previous entitlement applications.
- Commissioner Ray visited the site, spoke with staff and residents, and voted on previous entitlement applications.
- Vice-Chair Grant spoke with staff and residents, and voted on previous entitlement applications.
- Chair Garcia spoke with staff and voted on previous entitlement applications.
- Commissioner Kalmick visited the sites and spoke with staff and residents.
- Commissioner Perkins visited the site and spoke with staff.
- Commissioner Mandic spoke with staff and voted on previous entitlement applications.

Ricky Ramos, Senior Planner, gave the staff presentation and overview of the proposed project.

THE PUBLIC HEARING WAS OPENED.

Mike Adams, applicant, spoke in support of item No. 19-1123, stating that a single family home is least impactful use.

Medhat Raphael, property owner, spoke in support of item No. 19-1123 stating that he is trying to accommodate the neighboring residents' concerns with this proposal.

WITH NO ONE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.

There was discussion on the location's proximity to Sunset Beach, the process for approving Sunset Beach Specific Plan requests, and the consistency with adjacent properties.

A MOTION WAS MADE BY GRANT, SECONDED BY PERKINS, TO RECOMMEND APPROVAL OF MITIGATED NEGATIVE DECLARATION NO. 19-004 WITH FINDINGS AND MITIGATION MEASURES; AND RECOMMEND APPROVAL OF GENERAL PLAN AMENDMENT NO. 19-002 BY APPROVING DRAFT CITY COUNCIL RESOLUTION, ZONING MAP AMENDMENT NO. 19-002 WITH FINDINGS BY APPROVING DRAFT CITY COUNCIL ORDINANCE, AND LOCAL COASTAL PROGRAM AMENDMENT NO. 19-001 WITH FINDINGS BY APPROVING DRAFT CITY COUNCIL RESOLUTION, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Garcia, Perkins, Mandic
NOES: Kalmick
ABSENT: None
ABSTAIN: None

MOTION APPROVED

FINDINGS FOR APPROVAL – MITIGATED NEGATIVE DECLARATION NO. 19-004:

1. Mitigated Negative Declaration (MND) No. 19-004 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of thirty (30) days. Comments received during the comment period were considered by the Planning Commission prior to action on the MND, General Plan Amendment No. 19-002, Zoning Map Amendment No. 19-002, and Local Coastal Program Amendment No. 19-001.
2. Mitigation measures incorporated into the MND avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur.
3. There is no substantial evidence in light of the whole record before the Planning Commission that the project, as mitigated through the MND mitigation measures will have a significant effect on the environment.

FINDINGS FOR APPROVAL - ZONING MAP AMENDMENT NO. 19-002:

1. Zoning Map Amendment (ZMA) No. 19-002 to change the zoning on a 6,179 square foot parcel from Open Space–Water Recreation – Coastal Zone Overlay – Floodplain Overlay (OS-WR-CZ-FP2) to Residential Low Density – Coastal Zone Overlay – Floodplain Overlay

(RL-CZ-FP2) is consistent with the goals, objectives, policies, general land uses and programs specified in the General Plan as follows:

A. Land Use Element

Policy LU-2D - Maintain and protect residential neighborhoods by avoiding encroachment of incompatible land uses.

Goal LU-4 - A range of housing types is available to meet the diverse economic, physical, and social needs of future and existing residents, while neighborhood character and residences are well maintained and protected.

B. Housing Element

Policy 2.1 – Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations near services and transit that promote walkability.

Policy 3.1 – Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

The proposed ZMA will give the subject site a residential zoning designation that is less intense and more compatible with the surrounding residential area compared to the existing designation. It will potentially allow for the construction of a single family dwelling unit with channel access subject to approval by the City of a coastal development permit. The vacant subject site currently does not provide a formal opportunity for public coastal access and will continue to lack public coastal access while undeveloped. Future residential development on the subject site that will be more compatible with the surrounding residential area could only occur if the ZMA were certified. Public access requirements on site can be reviewed and addressed upon submittal of a proposed residential development. Without the ZMA, the subject site could remain vacant and without formal public access indefinitely due to ongoing public concerns with prior development proposals under the existing zoning.

2. The ZMA will change the zoning on the subject site to RL-CZ-FP2 which is compatible with the surrounding residential area. It will not change a general land use provision, the uses authorized in, and the standards prescribed for in any zoning district.
3. A community need is demonstrated for the change proposed because the RL-CZ-FP2 designation is more compatible with the surrounding residential area than the existing OS-WR-CZ-FP2 designation.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice because the RL-CZ-FP2 designation provides for the continuation of the residential character of the surrounding area and reduces the potential encroachment of incompatible land uses into an established residential area.

FINDINGS FOR APPROVAL – LOCAL COASTAL PROGRAM AMENDMENT NO. 19-001:

1. Local Coastal Program Amendment No. 19-001 to the Huntington Beach Local Coastal Program to reflect the land use and zoning changes proposed by General Plan Amendment No. 19-002 and Zoning Map Amendment No. 19-002 is consistent with the General Plan

designations in that they provide for the continuation of residential land use and zoning consistent with the existing residential area surrounding the subject site.

2. The proposed change to the Local Coastal Program is in accordance with the policies, standards and provisions of the California Coastal Act that encourage promotion of public access and mitigating adverse impacts associated with development. The proposed GPA and ZMA will give the subject site a residential land use and zoning designation that is more compatible with the surrounding residential area compared to the existing designation. It will potentially allow for the construction of a single family dwelling unit with channel access subject to approval by the City of a coastal development permit. Public access requirements on site can be reviewed and addressed upon submittal of a proposed residential development.

The Coastal Act states in Section 30214 that: It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. The proposed LCPA balances the public access policies of the Coastal Act with the subject site's land use compatibility with the surrounding residential area. The MND identifies mitigation measures to render any associated environmental impacts to less than significant.

3. No existing coastal access will be impacted by the LCPA. The vacant subject site currently does not provide a formal opportunity for public coastal access and will continue to lack public coastal access while undeveloped. Future residential development on the subject site that will be more compatible with the surrounding residential area could only occur if the LCPA were certified. At such time, public access requirements on site can be reviewed and addressed. Without the LCPA, the subject site could remain vacant and without formal public access indefinitely due to ongoing public concerns with prior development proposals under the existing zoning.

CONSENT CALENDAR - NONE

NON-PUBLIC HEARING ITEMS - NONE

PLANNING ITEMS

Jane James, Planning Manager, reported on the items from the previous and upcoming City Council Meetings and for the next Planning Commission Meeting.

PLANNING COMMISSION ITEMS

The Commissioners wished each other happy holidays and thanked Chair Garcia for his work as Commission Chair.

ADJOURNMENT: Adjourned at 7:13 PM to the next regularly scheduled meeting of Tuesday, January 14, 2020.

APPROVED BY:

Jennifer Villaseñor, Acting Secretary

Michael Grant, Chairperson