

Agenda

City of Loma Linda

From the Department of Community Development

**PLANNING COMMISSION
REGULAR MEETING OF
December 03, 2014
7:00 p.m.
CITY COUNCIL CHAMBERS
25541 BARTON ROAD, LOMA LINDA, CA 92354**

- A. CALL TO ORDER** - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.
- B. ROLL CALL**
- C. PLEDGE OF ALLEGIANCE**
- D. ITEMS TO BE DELETED OR ADDED**
- E. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)** - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.
- F. NEW BUSINESS**
- G. PUBLIC HEARINGS (THREE MINUTES IS ALLOTTED FOR EACH SPEAKER PER PUBLIC HEARING ITEM)**
1. **VARIANCE NO. VA 14-142** – A variance request for relief from Section 17.18.030(36) – Definitions, of the Loma Linda Municipal Code (LLMC) which limits the height of a monument sign to six feet in height. The proposed monument sign will have a maximum height of 8-feet measured from the ground up. The proposed sign is for the existing Hyundai Dealership located at 25072 Redlands Blvd, in the East Valley Corridor Specific Plan – General Commercial Zone.

RECOMMENDATION

The recommendation is that the Planning Commission approve Variance No. 14-142, subject to the attached Conditions of Approval.

H. APPROVAL OF MINUTES

1. Minutes of October 15, 2014 and November 5, 2014

I. REPORTS BY THE PLANNING COMMISSIONERS

J. COMMUNITY DEVELOPMENT DIRECTOR REPORT

K. ADJOURNMENT - Reports and documents relating to each agenda item are on file in the Department of Community Development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF DECEMBER 3, 2014

TO: PLANNING COMMISSION
FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER
SUBJECT: VARIANCE (VA) NO. 14-142

SUMMARY

A variance request for relief from Section 17.18.030(36) – Definitions, of the Loma Linda Municipal Code (LLMC) which limits the height of a monument sign to six feet in height. The proposed monument sign will have a maximum height of 8-feet measured from the ground up. The proposed sign is for the existing Hyundai Dealership located at 25072 Redlands Blvd, in the East Valley Corridor Specific Plan – General Commercial Zone.

RECOMMENDATION

The recommendation is that the Planning Commission approve VA No. 14-142 based on the Findings and subject to the Conditions of Approval.

PERTINENT DATA

Property Owner/Applicant:	Rusnak Paul P Trust/Robert May
General Plan/Zoning:	EVC- General Commercial
Site:	3.96 acres
Topography:	Relatively Flat
Vegetation:	Approved landscape plan
Special Features:	Uniquely Shaped Lot

BACKGROUND AND EXISTING SETTING

Background

On October 21, 2014, the applicants submitted an application for the above referenced project.

Existing Setting

The 3.96 acre lot is located on the north side of Redlands Boulevard, between Anderson and Richardson Streets. The surrounding area is comprised the I-10

Freeway, the Honda Dealership and Quaid Harley-Davidson, as well as residential developments along the south side of Redlands Boulevard.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The proposed monument sign is an accessory structure to an existing auto dealership. Therefore, the project is eligible for a Class 11 exemption from CEQA pursuant to the CEQA Guidelines, Section 15311(a).

Public Comments

Public notice for this project was posted and mailed to parcel owners within 300 feet of the project site on November 20, 2014. As of the writing of this report, there have been no written or oral comments received in opposition or in favor of the proposal.

ANALYSIS

Project Description

The project is a request to construct an internally illuminated, 8-foot monument sign. The illuminated sign will be double faced and have a surface area of approximately 31 square feet. The sign will be placed near the southeast corner of the property adjacent to the main driveway entrance. The variance request is seeking relief from the sign code that limits the height of a monument sign to 6 feet.

Site Analysis

The lot on which the Hyundai Auto Dealership is located is uniquely shaped, with 225 linear feet of street frontage, and 332 linear feet of freeway frontage. The entry driveway is private property and is not counted as street frontage. The approximately 4 acre lot is uniquely shaped, with a relatively narrow street frontage along Redlands Boulevard. The main buildings to the dealership are located 321 feet away from the public right-of-way, making wall signage somewhat difficult to see from a passing vehicle along Redlands Boulevard. Visibility from passing vehicles is also somewhat blocked by the trees located within the public right of way and the distance of the building.

Furthermore, the Hyundai Dealership is flanked to the east and west by the Honda dealership. The Honda dealership is improved with two monument signs to the east and west of the subject site, giving the appearance of only one dealership at that location. The combination of the narrow lot, which forces the location of the Hyundai dealership building 321 feet to the north, away from Redlands Boulevard, and the two, relatively wide monument signs to the east and west of the Hyundai entrance, limits the ability of the Hyundai dealership to effectively advertise their business.

Due to limited visibility, the applicant is requesting approval of an 8-foot high monument sign within the front setback of the property. There will be no alterations to the existing structures on site. The proposed request will not affect any lot coverage, set back or building height requirements. The construction of the sign will not impede any existing

access points to the site nor will it take away parking for the existing use. The sign will be located within an existing landscape planter area.

As stated previously, Section 17.18.030 (36) defines a monument sign as:

A sign, illuminated or not, detached from any building or structure which is generally horizontal in format, and which responds to form, materials, and colors of the building(s) which it is intended to advertise and incorporates the architectural style of the buildings on the premises, and which is supported by a solid base. The base of the sign structure shall be free of advertisement. The required characteristics of a monument sign are:

- a. The height of the sign, including the base, shall not exceed six feet in height;
- b. The dimensions of the sign shall have a square to horizontal format where the width of the sign is from one to three times the height;
- c. Proper proportions of the sign elements shall be observed and will be reviewed on a case by case basis;
- d. The sign shall be as close to the street as possible.

In addition, the proposed sign includes a width that is less than one time the height of the sign. In speaking with the Applicant, both the Applicant and Staff agreed that an eight foot by eight monument sign would create an extremely large, bulky sign instead of the narrower, more modern design being proposed by the applicant. The colors and materials also match the architectural elements found on the main building. Furthermore, Section (c) allows monument signs to be reviewed on a case-by-case basis.

The applicant provided photos of other similar types of signs located within the vicinity of the subject site on Redlands Boulevard, and found that many of the signs exceeded 6 feet in height (Exhibit C), ranging in height from 7 feet to 12 feet. The proposed monument sign measures 8 feet in height, below the height of most of the signs in the vicinity.

As shown on the site plan, the monument sign will also comply with section (d) above, as the proposed monument sign will be located adjacent to the required 25-foot corner cutoff area, per Section 17.14.020.

Design

The proposed sign will include a modern design with an Aluminum Composite Material (ACM) exterior. The sign will include the following colors and finishes:

- Bottom portion: Hyundai Silver;
- Middle portion: Dealer name in routed, push through, blue acrylic lettering (3.5”), on a Hyundai Silver background;

- Top Portion: Clear acrylic push through lettering (4.61”), Chromed finished Hyundai logo (12”), on a Hyundai Blue background.

The sign measures approximately 4 feet in width, 8-feet in height, and 20 inches in depth.

Staff has also added a condition of approval that requires the applicant submit a landscape plan that incorporates a combination of flowering plants and *annuals* at the base of the sign.

Variance Findings

1. *That there are exceptional and extraordinary circumstances of conditions applicable to the property involved.*

There are unique and unusual circumstances associated with the lot, in that the lot is uniquely shaped. The lot measures approximately four acres, but is relatively narrow for the first 321 feet off Redlands Boulevard, causing the dealership building to be situated towards the north end of the lot. Visibility, in particular, wall signage, is limited due to the distance of the building from Redlands Boulevard. Furthermore, the lot is flanked on the east and west by the Honda dealership, which includes two monument signs over seven-feet in height, that give the appearance of only one dealership. Therefore, an 8-foot high monument sign will allow the business suitable signage to help the business advertise more effectively.

2. *That such variance is necessary for the preservation and enjoyment of the substantial property right possessed by other property in the same vicinity and zone and denied to the property in question.*

As previously stated, other businesses in the immediate vicinity are improved with signs that range between 7 feet and 12-feet in height. The applicant will not gain an unfair advantage over other commercial properties with signs in the immediate vicinity. The proposed variance would allow the subject property to enjoy the same advantages possessed by other businesses in the neighborhood which include visibility and accessibility.

3. *That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.*

The proposed relief from Section 17.18.030(36) of the LLMC will not be detrimental to the public welfare or injurious to property and improvements in that the majority of the property will not be altered in any way. The variance will not create a sub-standard lot but addresses some of disadvantages to the unique lot configuration. In addition the construction will be subject to the necessary building code requirements to ensure compatibility and safety.

4. *The granting of such variances will be consistent with the general plan for the city.*

The proposed variance is consistent with the objectives of the General Plan found in the Guiding Policies Section 4.6.1.1 which states, "Foster a climate in which businesses in Loma Linda can prosper, enhancing Loma Linda's image as a good community in which to operate a business". The location of the new 8-foot monument allows for visibility which provides the Hyundai Dealership with a strong presence along the Redlands Boulevard corridor that it now lacks.

5. *That a public hearing was held wherein the applicant is heard and in which he substantiates all of the conditions cited in this subsection.*

The variance request is scheduled for review on the December 3, 2014 Planning Commission Meeting. The conditions to the project are included as Exhibit D to this report.

CONCLUSION

Staff recommends approval of the project because it is consistent with the General Plan and the findings can be made to support the approval of the variance request. The project will maintain the existing land use and is compatible with the future uses in the surrounding area.

Report prepared by:

Guillermo Arreola
Associate Planner

EXHIBITS

- A. Vicinity Map
- B. Project Plans
- C. Photographs of Surrounding Signs
- D. Conditions of Approval

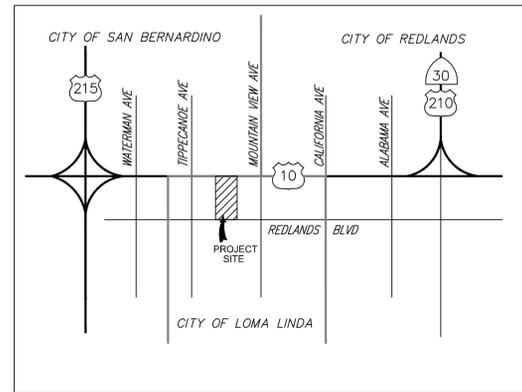
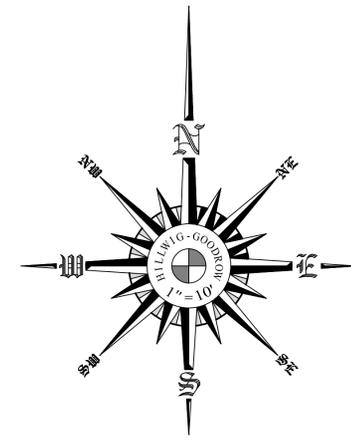
Vicinity Map



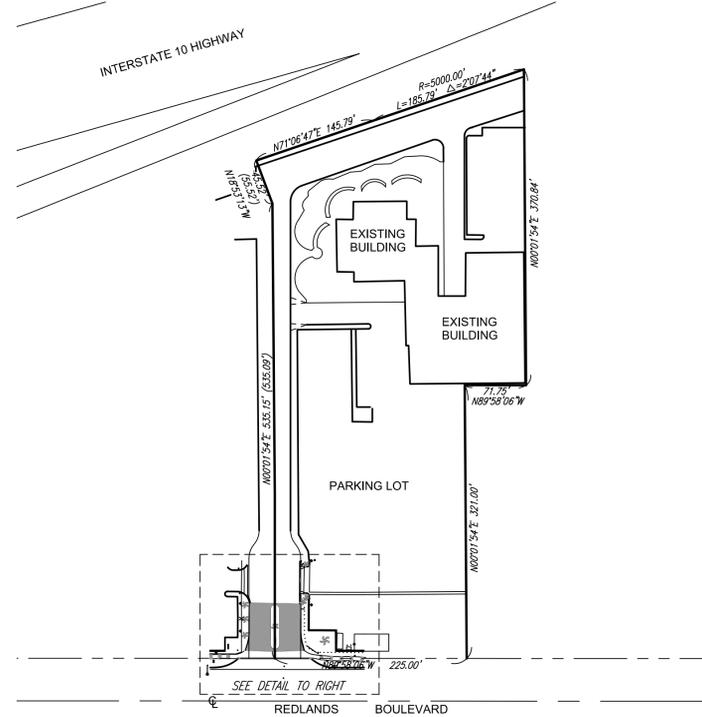
SITE PLAN - NEW MONUMENT SIGN APPLICATION

HYUNDA ATUO DEALERSHIP

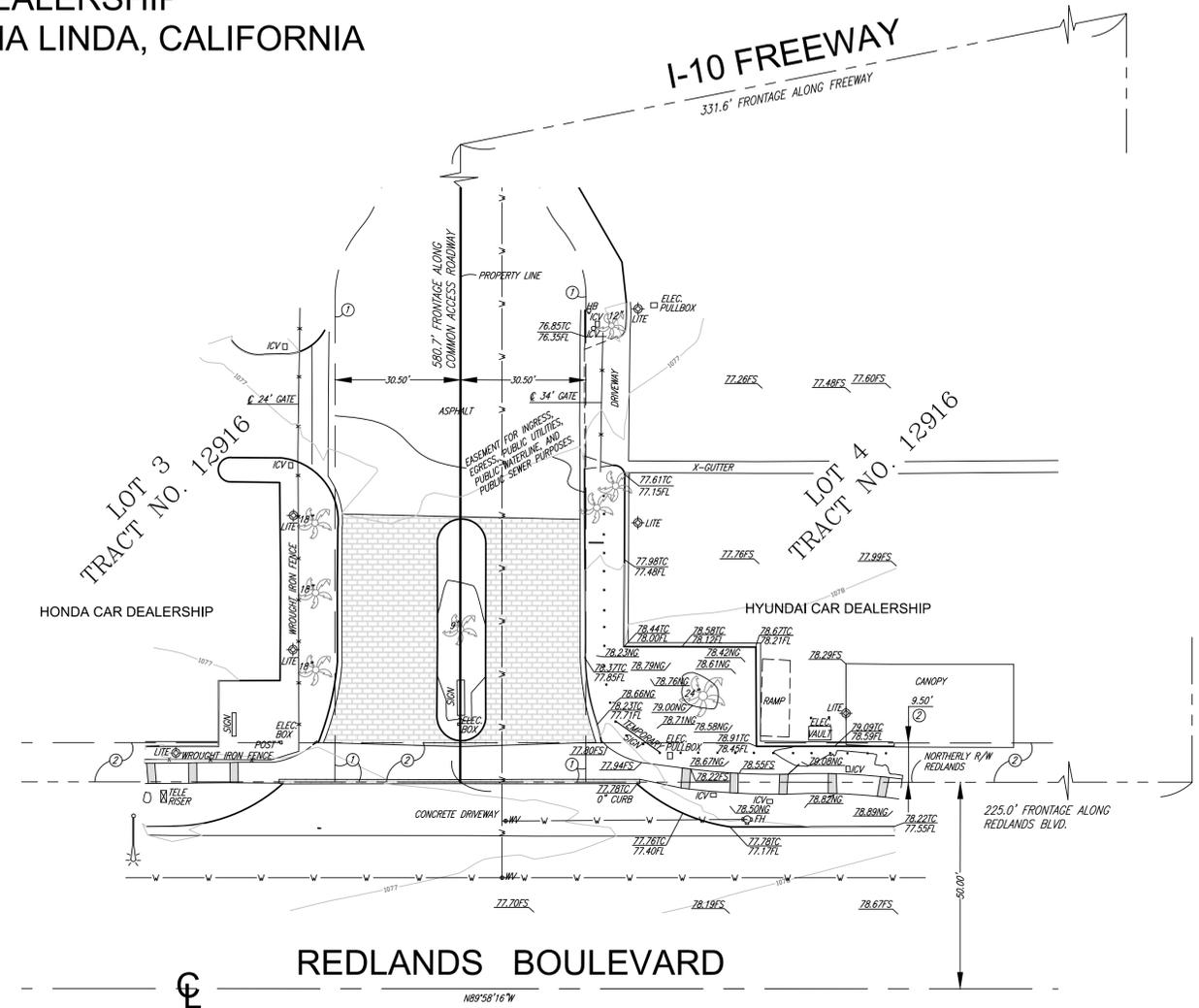
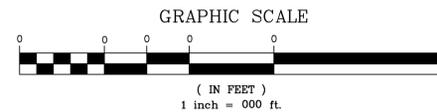
25072 REDLANDS BLVD., LOMA LINDA, CALIFORNIA



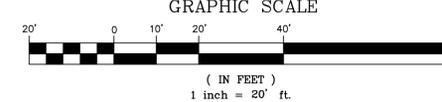
VICINITY MAP



SITE PLAN



DETAIL



LEGAL DESCRIPTION:

BEING A PORTION OF LOTS 1, 2 AND 4 OF TRACT NO. 12916, AS FILED IN MAP BOOK 189, PAGES 10-12, RECORDS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA, SAID LAND IS DESCRIBED AS PARCEL 2 OF LOT LINE ADJUSTMENT RECORDED APRIL 10, 1987, INSTRUMENT NO. 87-118406, RECORDS OF SAID COUNTY. PLEASE REFER TO SAID INSTRUMENT FOR SPECIFIC BOUNDARY COURSES.

EASEMENTS OF RECORD:

THE FOLLOWING EASEMENTS ARE WITHIN OR ADJACENT TO THE PROPOSED PROJECT AREA, AS DISCLOSED BY A REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY, 3400 CENTRAL AVENUE, SUITE 100, RIVERSIDE, CALIFORNIA.

- ① AN EASEMENT FOR PUBLIC UTILITIES, PUBLIC WATER LINE, SEWER AND INGRESS AND EGRESS PER TRACT NO. 12916 AND INSTRUMENT RECORDED 3/18/87, #87-088425, O.R.
- ② A EASEMENT TO THE CITY OF LOMA LINDA PER INSTRUMENT RECORDED SEPT. 11, 1985, NO. 85-222437, O.R.

EXHIBIT - B

PROPERTY OWNERS:
25072 REDLANDS BLVD. LLC
77 N. SAINT JOHN AVE., PASADENA, CA 91103
APN: 0281-381-07

An Original Map Product Contains An Embossed Seal In This Area	Revisions:		Prepared under the Supervision of: PROFESSIONAL LAND SURVEYOR DATE LICENSE NO. 5137 REGISTRATION EXPIRES: 6-30-15		HILLWIG - GOODROW, INC. Land Surveying - GPS Surveys - Aerial Mapping 31407 Outer Highway 10 • Redlands, CA 92373 • (909) 794-2673	SITE PLAN LOMA LINDA HYUNDAI PREPARED FOR: P.S. SERVICES 2820 E GRETNA LANE ANAHEIM, CA 92806	Sheet No.					
	<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>By</th> <th>Description</th> <th>Approved</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>						No.	Date	By	Description	Approved	
No.	Date	By	Description	Approved								

Setback

Pylon Sign shall be placed outside of the 25' visual triangle and must be minimum 5' feet from property line and minimum 5' from driveway



P.S. SERVICES Inc.
Signs • Lighting • Electrical
 2820 East Gretha Lane • Anaheim • CA • 92806
 P: 714.638.1120 Fax: 714.638.1140
 permits@psserv.com



Date:	Project Name: Hyundai	Approval	Legal Disclaimer	Rev. #	Revision Description	Date	Design Number
Scale:	P.S. SERVICES Sign Description (short): Pylon	Client:	This is an original unpublished drawing created by P.S. Services Inc. It is submitted for your personal use in conjunction with a project being planned for you by P.S. Services Inc., And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission. All pages and copies are sole property of P.S.Services Inc. All stamped designed are also property of P.S.Services Inc.	R1			Page
Designer:		Landlord		R2			of
ADDRESS (if applicable): 250072 redlands blvd .	Sales:	Date:		R3			
CITY: Loma Linda STATE: Ca ZIP: 92354				R4			

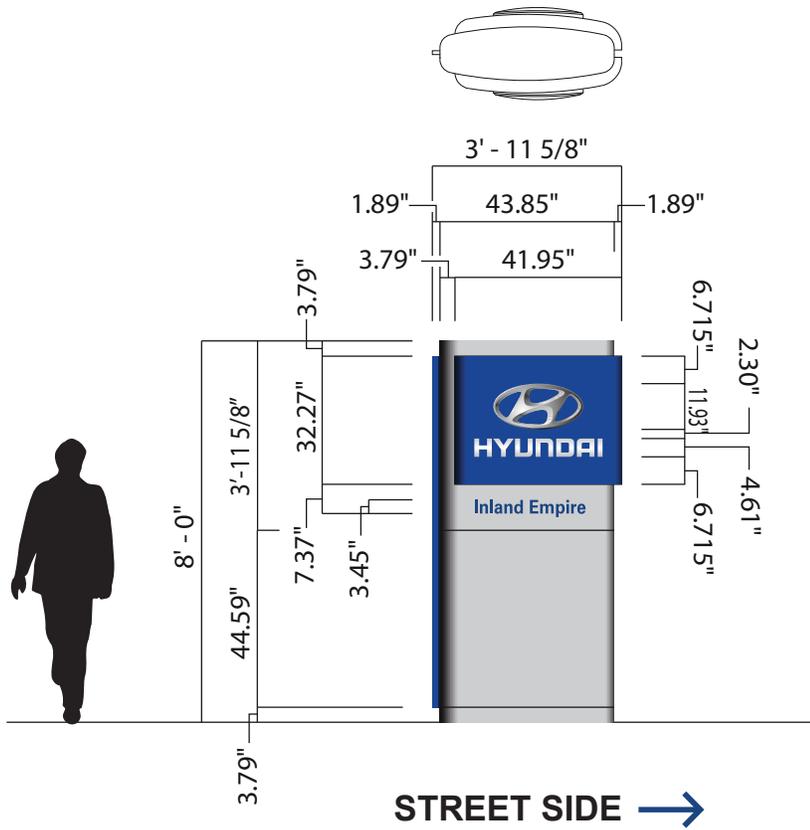
Licenses # 614676 Power Source • Let There Be Light CA 177470
 Our goal is to provide you with the best service possible Guaranteed quality work Be available when you need us....

MONUMENTS

Dealer Name Text will vary.

HM-10

9.40 sq ft



The final sign location is to be determined by the authority having jurisdiction.
The approved location may vary from what is depicted in the rendering.

Site ID: Hyundai 1076_CA309

Drawn by: MAR

AGI Rep: JWB

Scale: 1/4"=1'

Date: 4/6/11



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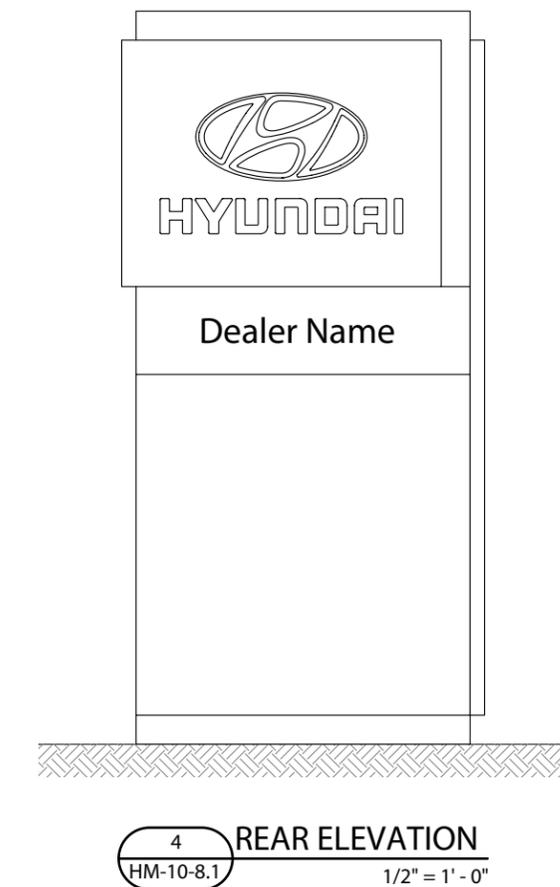
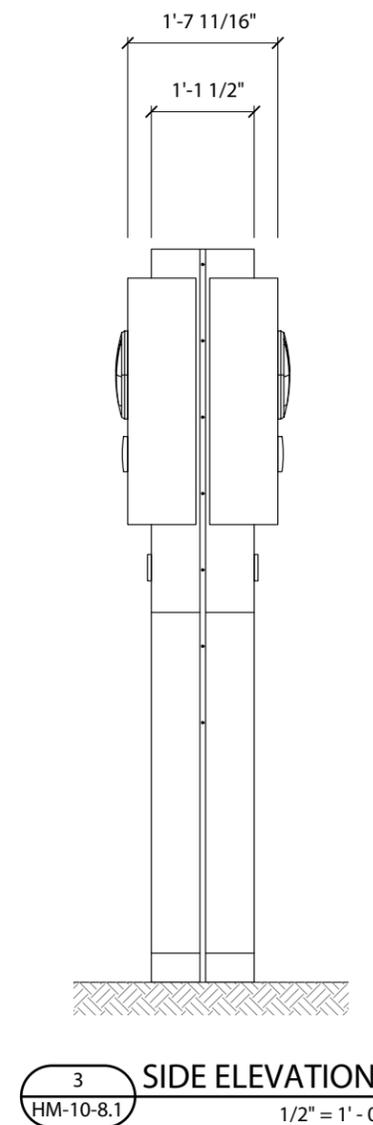
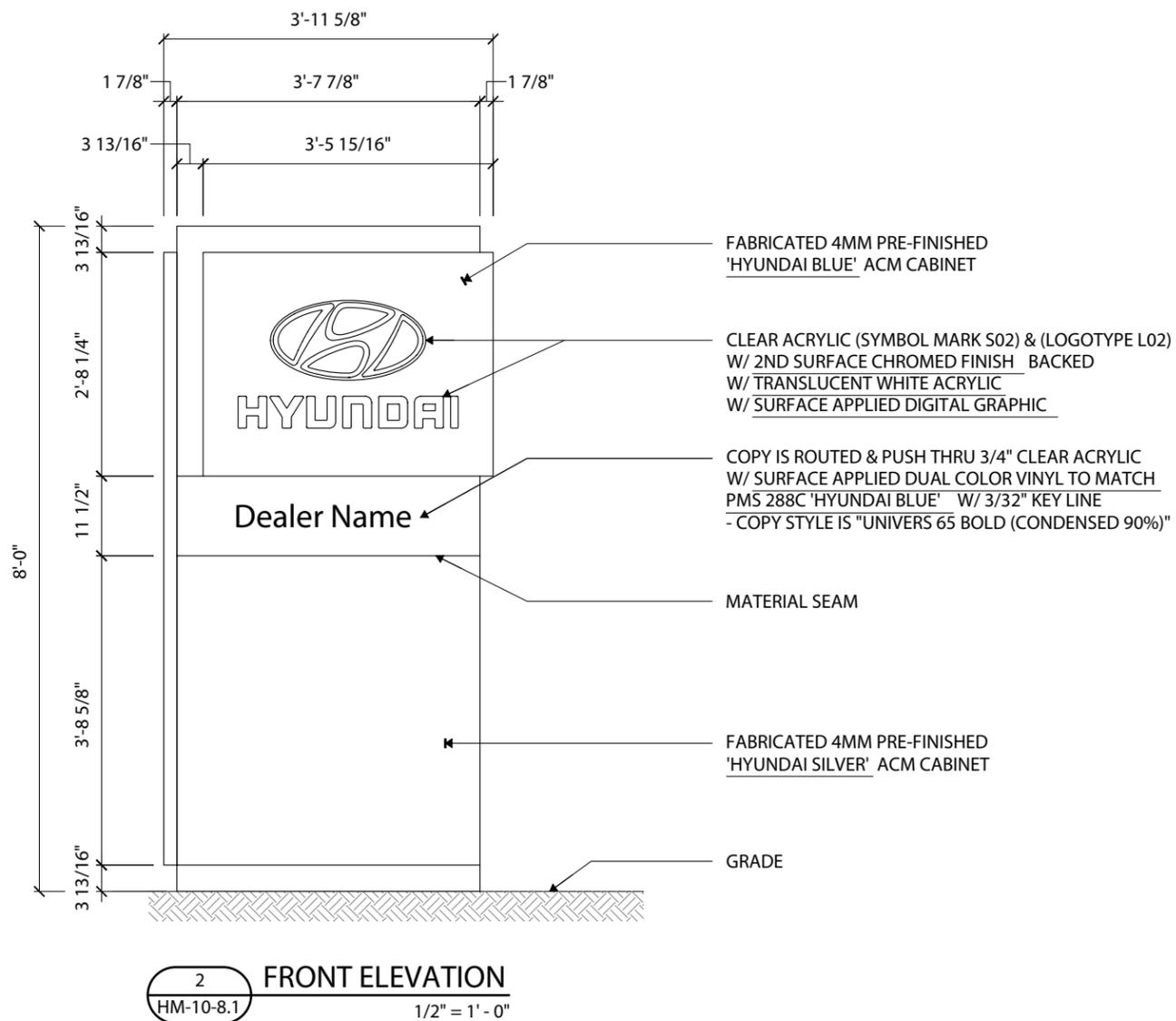
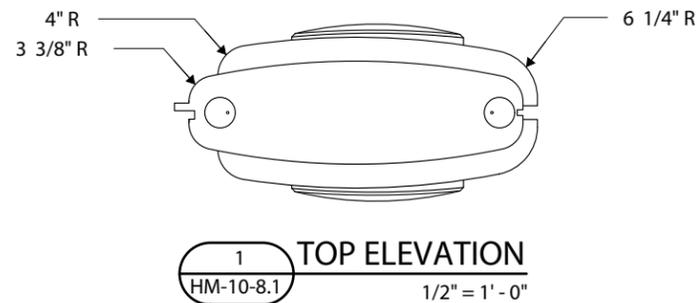


Architectural Graphics, Inc.

2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - Fax (757) 430-1297
www.AGISign.com

NOTES:
 1.) SEE GRAPHIC LAYOUTS FOR COPY PER LOCATION.

90 MPH



Project Title
 HYUNDAI MOTORS

Sign Type
 HM 10G-8-90

Drawing Type
 ELEVATIONS

Date 04.05.12

Lead Drafter ELB
 Drawn By ELB
 Project Mgr. J. MUNSEY

- General Sign Specifications
- Interior Exterior
 - Single Faced Double Faced
 - Non-Illuminated
 - Illuminated
 - 120 Volts 2.35 Amps(+/-)
 - 277 Volts _____ Amps(+/-)
 - _____ Amps(+/-)
 - U/L Listed Non U/L Listed
- Location _____
- Windload 90 MPH / IBC 2006
- Area 10 SF. Weight 603 LBS.

Drawing Revisions

Drawn By	Date	Change
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

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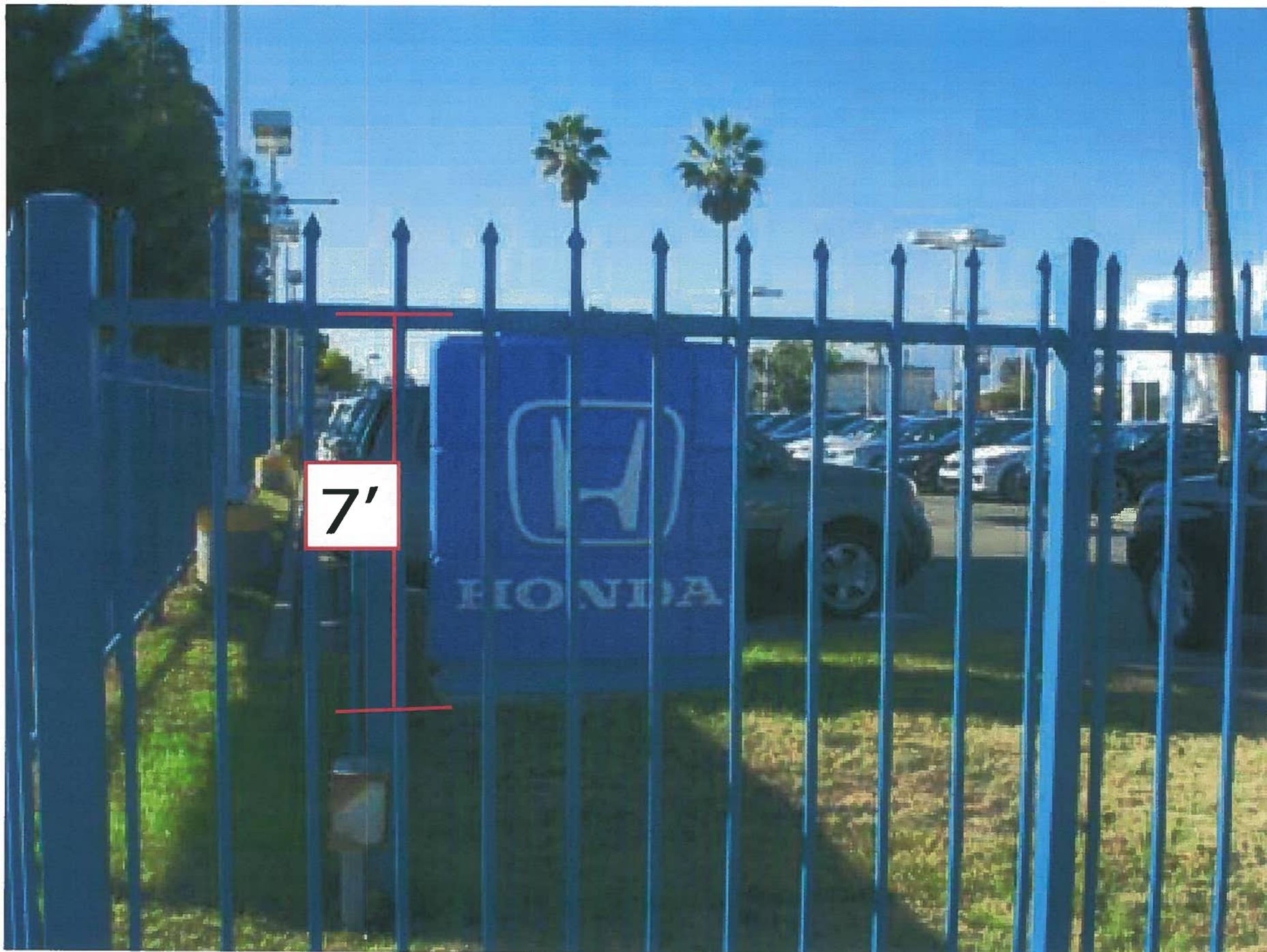
Approved By _____
 Date Approved _____

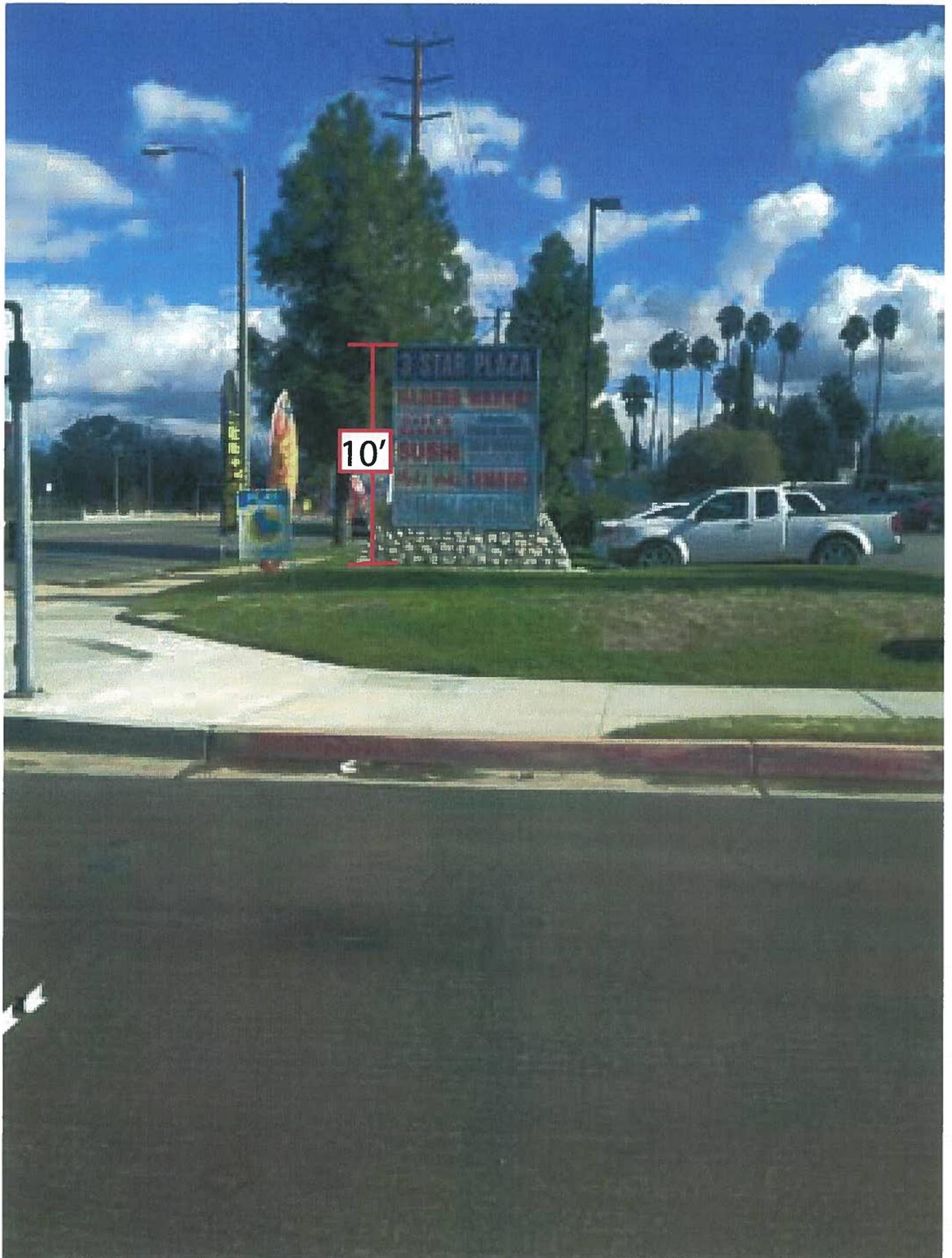
Code 11058 Type A

Job Number T.B.D.

Sheet Number HM-10-8-90.1 Rev. _____

EXHIBIT - C





10'

ESTER PIZZA
PIZZA
BURGER
SUSHI
ALL THE THINGS



LOMA LINDA
TOWN PLAZA

NAPOLI
FINE ITALIAN CUISINE

CHECK CASHING
MONEY TRANSFERS

LBC

WWW

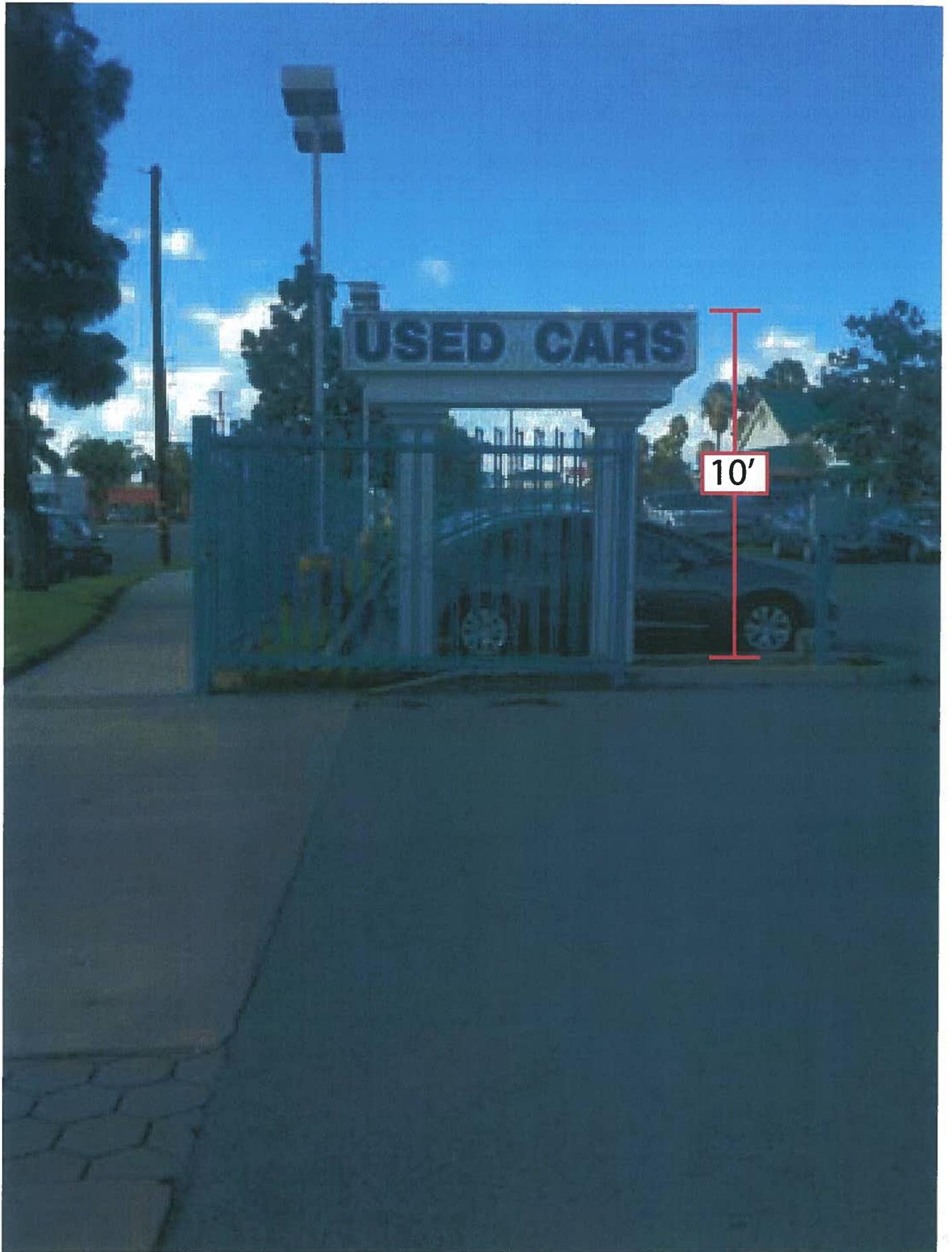
Allstate

DENTIST

ORIENTAL
MARKET

MANHEND
RESTAURANT

10'



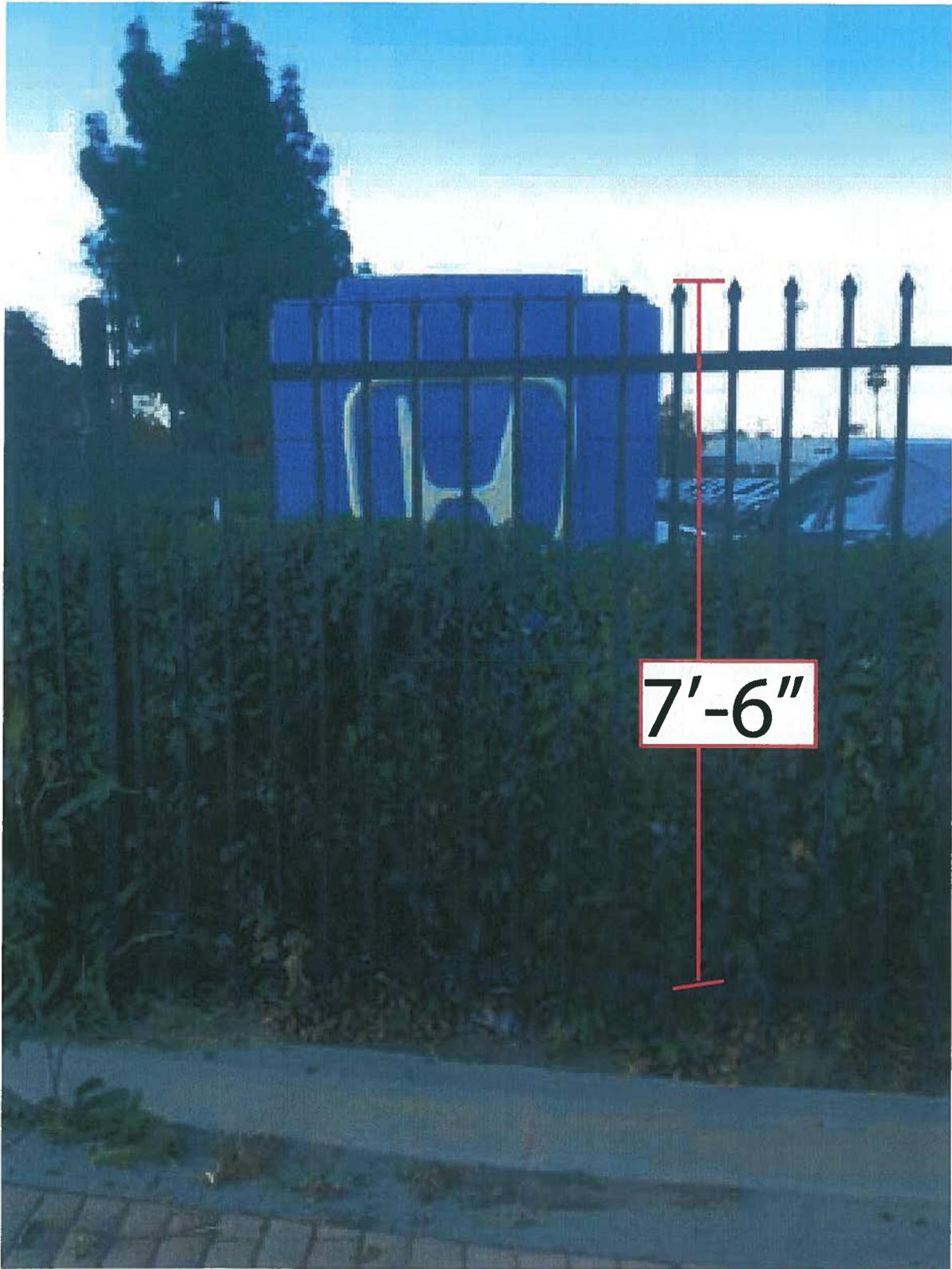
USED CARS

10'



Loma Linda
AUTO CENTER

9'





12'

CONDITIONS OF APPROVAL

VARIANCE NO. VA 14-105

All applicable provisions and requirements of City Codes and Ordinances shall be met for this project. All conditions unless otherwise specifies are due prior to the issuance of building permits. The following specific requirements shall also apply:

COMMUNITY DEVELOPMENT DEPARTMENT

1. Within one year of approval, commencement of construction shall have occurred or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of six months, then the permit/approval shall become null and void.

PROJECT:

Variance No 14-105

EXPIRATION DATE:

December 3, 2015

2. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, its officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
3. All construction shall meet the requirements of the editions of the *Uniform Building Code* (UBC)/California Building Code (CBC) and the *Uniform Fire Code* (UFC)/California Fire Code (CFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative process. Any modification, which exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority as applicable.
5. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: Institutional Zone. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
6. The Applicant shall be required to submit a landscape plan that incorporates a combination of plants and annuals at the base of the monument sign.

EXHIBIT - D

7. Within 48 hours of approval of the subject project, the applicant shall deliver to the Community Development Department, a check or money order made payable to the **CLERK OF THE BOARD OF SUPERVISORS** in the amount of \$50.00 (fifty dollars) to enable the City to file the appropriate environmental documentation for the project. If within such 48 hour period that applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act may be significantly lengthened.

End of Conditions

Applicant signature

Date

Owner signature

Date

Planning Commission

Regular Meeting of October 15, 2014

A regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Wednesday, October 15, 2014, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
Nikan Khatibi, Vice Chairman
Ryan Gallant
Jay Nelson

Commissioners Absent: Carolyn Palmieri

Staff Present: Konrad Bolowich, Assistant City Manager
Richard Holdaway, City Attorney
Guillermo Arreola, Associate Planner

Chairman Nichols led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Chairman.

PC 14-25 – CONDITIONAL USE PERMIT NO. 14-096 (PUBLIC HEARING) – A request to install new sign cabinets, including an electronic cabinet sign on an existing freestanding freeway gateway sign located at the Corporate Business Center at 10459 Mountain View Avenue in the East Valley Corridor Specific Plan – General Business zone.

Planner Arreola presented the staff report into evidence, reviewing the site plan, existing setting, the original sign, and requested change. A new cabinet would fit within the framework of the existing sign and the Loma Linda name would be added at the top of the sign. He also indicated that applicant was agreeable an added Condition of Approval suggested by Commissioner Nelson to change the font for “Loma Linda” at the top of the sign to match that of the Loma Linda City Seal.

Chairman Nichols opened the Public Hearing.

Discussion ensued with Planning Commissioners, Staff and applicant, United Sign Systems on behalf of the Corporate Business Center, regarding:

- Clarified that pursuant to the Sign Code, advertising was limited to Business Center tenants only, public service announcements, time and temperature.
- Ian White, lighting consultant, addressed questions regarding light output from the sign; and confirmed that it conforms to Caltrans standards and illumination is adjusted automatically to appropriate levels for daylight and darkness.
- Applicant confirmed that those materials not being replaced would be refurbished/refinished; any changes to existing colors to be worked out with staff.
- Question from Planning Commission as to the image flip rate limit of six per minute; it was suggested that a higher rate might provide greater visibility of advertising. Discussion continued with staff indicating most other municipalities allow up to 10 per minute, while Caltrans standard is 12 per minute maximum. Applicant was agreeable to change the flip rate to a maximum of 12 per minute.

Planner Arreola confirmed the expiration date for beginning of construction was October 15, 2015.

Chairman Nichols closed the Public Hearing.

Motion by Nelson, seconded by Gallant and carried to approve Conditional Use Permit No. 14-096 subject to the Conditions of Approval with modifications to include: change of font for “Loma Linda” to match the Loma Linda City Seal font, change in the flip rate from 6 to 12 per minute maximum and amend Condition #10 to include public service announcements. Palmieri absent.

PC 14-26 – APPROVAL OF MINUTES – October 1, 2014

Motion by Gallant, seconded by Nelson and carried unanimously to approve the minutes of September 3, 2014 as corrected. Palmieri absent.

REPORTS BY STAFF

Assistant City Manager Bolowich provided a brief update on the following:

- As part of the Campus Transformation Plan, a 6-story parking structure was proposed at the Northeast corner of Campus and Barton Road and would be before the City Council again on October 28.
- Community Parade scheduled for October 19.

The meeting adjourned at 7:29 p.m.

Minutes approved at the meeting of .

Barbara Nicholson
Deputy City Clerk

Planning Commission

Regular Meeting of November 5, 2014

A regular meeting of the Planning Commission was called to order by Planner Guillermo Arreola at 7:00 p.m., Wednesday, November 5, 2014, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: None

Commissioners Absent: John Nichols, Chairman
Nikan Khatibi, Vice Chairman
Ryan Gallant
Jay Nelson Carolyn Palmieri

Staff Present: Guillermo Arreola, Planner

Planner Arreola adjourned the meeting at 7:00 p.m. for lack of a quorum.

Minutes approved at the meeting of .

Barbara Nicholson
Deputy City Clerk