

MINUTES
PLANNING COMMISSION REGULAR MEETING
January 4, 2022 – 6:00 P.M.

CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:00 p.m. by Chair Hamerly at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Randall Hamerly
	Commissioner	Edward Amaya
	Commissioner	Jarrold Miller
	Commissioner	Jessica Sutorus

Absent:	Vice Chair	Chandra Thomas
---------	------------	----------------

Staff Present:	Lawrence Mainez, Community Development Director
	Kim Stater, Assistant Community Development Director
	Ash Syed, Associate Planner
	Angela Tafolla, Assistant Planner
	Matt Bennett, Assistant Public Works Director
	Matt Wirz, Building Official
	Scott Rice, City Landscape Architect
	Camille Goritz, Administrative Assistant III

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None

PUBLIC HEARING

1. Conditional Use Permit application for an Alcohol Beverage Control License (Type 41 On-Sale Beer and Wine) at an existing full-service Mountain Mike's Restaurant. (27967 Greenspot Road, Unit # 4)

Assistant Planner Tafolla presented the staff report.

Commissioner Amaya stated on condition no. 2 on page 20, is this also to permit live entertainment?

Assistant Planner Tafolla stated this is just for the ABC license.

Commissioner Amaya stated ok, because it states this approval is to permit live entertainment and the establishment of the Type 41.

Assistant Planner Tafolla stated no live entertainment is proposed. We will strike that out of the condition.

Chair Hamerly stated this census tract is obviously dominated by business plan development and it has a very small population base which would greatly reduce the number of allowable ABC licenses. Is there any code provision or any provision in the state law where there is a recognized business district where there is an entertainment venue where restaurants are concentrated which we excuse these requirements based on census tract data only because the population base is not there?

Assistant Community Development Director Stater stated I've never seen that provision, and I don't think we've ever been informed by ABC. We typically work with the Applicant's and ABC representative out of the Riverside County Office.

Community Development Director Mainez stated it is really at the discretion of the local agency.

Chair Hamerly stated let's say we ultimately exceed the census tract allocation by three times and somebody in another part of the city that might be predominantly residential such as East Highlands Ranch wants to put in an alcohol dispensary.

Assistant Community Development Director Stater stated right, and that's part of the purpose of a Conditional Use Permit (CUP) is to look at those individual findings and what the circumstances are for each of those. It is your discretion to make the determination based on the data that the crime statistics, population, congregation of those uses and ultimately your discretion.

Chair Hamerly stated I think the only ABC licenses that I can recall being denied are for hard liquor stores in close proximity to schools, churches, or residences where there's already a high incidence of crime.

Community Development Director Mainez stated to reiterate, you made a comment that you were aware of one ABC license that we denied, and you're correct, it was a liquor store. When we started this process many years ago in City Council felt comfortable with the restaurants and other uses, like grocery stores as acceptable, no matter what the concentration was. It was an acceptable overconcentration, but it seems to be the liquor stores was the issue.

Chair Hamerly opened the public hearing.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Miller, to adopt Resolution No. 2022-001 approving Conditional Use Permit 21-009 to establish an Alcohol Beverage Control License (Type 41 On-Sale Beer and Wine) at an existing full-service Mountain Mike's Restaurant, subject to the Conditions of Approval as modified, and the Findings of Fact. Motion carried, 4-0-1, with Vice Chair Thomas being absent.

RESOLUTION NO. 2022 -001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 21 – 009 TO PERMIT THE ESTABLISHMENT OF AN ALCOHOL BEVERAGE CONTROL LICENSE, TYPE

41, FOR ON-SALE BEER AND WINE LICENSE AT A BONA FIDE PUBLIC EATING KNOWN AS MOUNTAIN MIKE'S, LOCATED AT 27967 GREENSPOT ROAD UNIT 4, HIGHLAND, CA 92346. (APN: 1201-341-61)

2. Supplementary review of the Landscape Plan, Mediterra Park amenities, a lockable gate at the 1N16 Trail entrance, and entry statements along Mediterra Parkway related to the approved Design Review Application (DRA 21-007) for 149 single-family homes within Phases 1 & 2 of the Mediterra Planned Development. (APN: 0297-021-25, 0297-021-26, 0297-021-27 & 0297-021-28)

Commissioner Miller excused himself from this item regarding previous business relations associated with this project.

Associate Planner Syed presented the staff report.

Commissioner Sutorus stated I do appreciate the developer adding extra trees.

Chair Hamerly stated I think that puts them ahead of the curve on the Housing Element. The sediment basin that is on the south side of Greenspot Road, one of the directives was to mimic the landscape pallet that is next to the frontage at the East Valley Water District (EVWD) or mimic the street tree interval that's on the north side of Greenspot Road that is just across the front.

Associate Planner Syed stated I don't think that was one of the conditions, and when I spoke with the applicant.

Chair Hamerly stated it was discussed. City Landscape Architect Scott Rice stated in the minutes that he would work with the applicant to incorporate that, and he thought it would be appropriate. It may not have been in the conditions, but it was a directive, and it was on the checklist that we provided.

Associate Planner Syed stated I'll make note of that.

Assistant Community Development Director Stater stated I recall the discussion that you were referring to Chair. I think there had been some discussion amongst various staff and the Commissioners at the time, so I think maybe there's just a bit of confusion.

Chair Hamerly stated you are correct that there were multiple threads of discussion along that and I think everybody was in agreement that we were trying to make that blend in with the wash so we weren't discussing landscaping, just the streetscape.

City Landscape Architect Scott Rice stated the applicant has submitted plans at risk on those projects as far as these portions go. The plans that have been submitted do not include landscape on the south side of Greenspot Road

Chair Hamerly asked is reflected on the application packet on page 18, stated on 7 of 13 minutes? The majority of that would be a natural plant palette that would blend with the natural environment, but just the street trees along the frontage would kind of mask the big open basin that's right there.

Chair Hamerly opened the public hearing.

Commissioner Amaya asked if the shade structure will be metal or cloth?

Rudy Provost, Applicant, stated it is going to be a metal structure because it is in a high fire area.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Sutorus, to approve revisions to the project as part of the Conditions of Approval for Resolution No. 2021-014. Motion carried, 3-1-1, with Commissioner Miller abstaining and Vice Chair Thomas being absent.

3. General Plan Amendment No. GPA 21-003 to amend three (3) Elements of the Highland General Plan including Adoption of the Sixth (6th) Cycle 2021-2029 Housing Element, Update to the Public Health, Safety, and Environmental Justice Element, and minor amendment of the Circulation Element. (City Wide)

Assistant Community Development Director Stater

Chair Hamerly asked how much weight the survey and the public participation was given versus the census data in setting up the needs assessment for the Housing Element.

Assistant Community Development Director Stater stated pre COVID-19 we would have had workshops and different locations throughout the city that we would have invited the public to the library, YMCA, and schools. We did not have that opportunity this cycle.

Chair Hamerly stated I'm sorry it was the weighting in terms of the data because there's several appendices that are an analysis. Is this analysis based on primarily the public outreach and participation from active survey participants or is the analysis weighted towards census data?

Assistant Community Development Director Stater stated I would say the latter.

Chair Hamerly asked I just wanted to make sure because my fear in looking in the survey participation is how much is this skewing the results? When you state what are your needs in terms of distance to parks and accessible to food, etc. What is the housing stock demand that you see, you are asking 80 percent of people that are homeowners in single family detached residences, what would you like to see more of? The needs are going to be dramatically different.

Assistant Community Development Director Stater stated certainly, we understood that.

Chair Hamerly stated ok, good. Thank you.

Commissioner Sutorus stated I want to compliment staff because this was probably the hardest time to ever try to engage. I participated because I saw it in the paper and it was open to everyone, but there is no easy way to get a bedroom community to participate in surveys, especially in this population. I was impressed with how many people did participate and working in a city myself, during this time frame, it's very hard and challenging to get participation. It's really a challenge to reach your community, and

unless you have people that care and are actively seeking to participate, it's hard to get people to care.

Chair Hamerly stated I am gathering that the state did not allow any extensions to the process due to COVID-19 with the shutdowns.

Assistant Community Development Director Stater stated the state was very specific. I think they've provided all the extensions they thought were appropriate or a little past some of the earlier deadlines. We were lucky to have a consultant Dudek, who's on the line and is available to answer questions too. They do this throughout the region and understood even better than we did and how to reach people and brought new ideas to the table and conducted those surveys. The state did not grant us any additional times that weren't statewide and weren't already given because of COVID-19.

Chair Hamerly stated it's noted that the cycle is 2021- 2029 and we're in 2022, so I think we could see that the clock is ticking on the cycle.

Assistant Community Development Director Stater stated correct we started in October 2020.

Community Development Director Mainez stated I remember us discussing it with the state online and with our consultant. When we did our outreach, we took advantage of advertisement and our social media accounts.

Chair Hamerly stated since the city is now on a ward-based Council. So theoretically, each Council Member is responsible for a certain district. I was wondering if they were tasked with, go canvas your ward, make sure that they know about this, and how critical the input is during this phase of the process. That kind of distributes and they're the point of contact, and they represent that particular district. That might be the most effective form of outreach because conceivably they got multiple thousands of people saying we want you to represent us, so that might be another potential vehicle to help get the word out.

Commissioner Miller asked what happens if we don't hit these targets?

Assistant Community Development Director Stater stated that is always the best question. It is a tough answer. We provide annual reports to the state. We must report on every building permit that's pulled every occupancy, update each and every one of our goals which will come back to you each year and then go to the City Council as well. The state looks at that to make sure that we're doing everything we can do, and what we're legally required to do to make housing available through zoning programs, financing if it's available, partnerships, but if the numbers aren't met, we cannot produce the units, but as long as we're doing everything, we can make them available for those that do, then we're doing our job.

Chair Hamerly stated the coupon programs could be used as a vehicle to move somebody into those if they were not subsidizing it or covenant those units.

Community Development Director Mainez stated Assistant Community Development Director Stater pointed out that if there are specific policies, programs or objectives that we need to adopt, such as zone changing from a single-family zoning district to high

density to meet RHNA. There are there are there are penalties for that. Cities are required to adopt a General Plan and have a certified Housing Element.

Commissioner Amaya asked on page 19, is there programs that help residents for these homes?

Assistant Community Development Director Stater stated there is. The city does still receive funding annually, about \$400,000 approximately.

Chair Hamerly asked was that a federal program?

Assistant Community Development Director Stater stated it is federal.

Commissioner Amaya stated on policy 6.1 on page 61 promote the growing of fruits and vegetables by local. Is that plan a goal?

Assistant Community Development Director Stater stated yes, it's a plan goal here. It's something that we tried to do in 1990. I think community perception of community gardens has changed so much since then. This is an opportunity for us to restart that, our library environmental learning center has a rooftop garden.

Commissioner Sutorus stated the roof top garden had a full access community garden, and I think the county would probably still be supportive of having a program there. It is easy, clean, and manageable for the community to go up there and we had fresh fruits and vegetables.

Chair Hamerly stated everyone here loves the idea of community gardens. That first critical hurdle to get over is, who has the dirt and how can we access it? This way we can grow something. How do we incentivize this to let everyone know this is a great idea and do we have volunteers? You are asking someone that has a valuable asset that has been in their family for an extended period of time, and the large grove owners have been sitting on that land for generations and want to turn it into something. Does that qualify for a park element?

Assistant Community Development Director Stater stated it could. We would have to read the guidelines of the city's requirements were passive, active, what the percentages of those are, and is there any leeway. When we were looking at the Harmony project, they were talking about a community garden because it is easy for that type of development to absorb that use.

Chair Hamerly stated regarding the tables and the way the data is presented, some of the population demographics are showing a fluent area is not a high resource area of Highland are incompletely unoccupied land. It is misrepresenting. Is there a way to correct that?

Assistant Community Development Director Stater stated it is a function of census tracks.

Chair Hamerly stated I understand it is data averaging because it is coming all the way down from Running Springs, but it is completely misrepresenting the data for Highland.

Assistant Community Development Director Stater stated we will make an effort with the consultant to clean that up.

Chair Hamerly stated if we are focusing our Housing Element on how we best serve the residents of Highland and we are trying to develop a workable network to have equal accessibility for all portions of the city, and one of those goals is to create safe biking routes. This would be dedicating lanes of traffic to create those venues for safe biking it seems that we are doing ourselves a disservice if we do not use practical data, especially given the prevalence of electric bikes. During the COVID-19 lockdown I couldn't believe the number of electric bikes I was seeing on bike trails, they are passing me by in my car. Highland already has its challenges, because it is a linear city, so if we can get 80% coverage just by putting bike paths here, and if you go 2 miles anybody in the city could get to a post office and store. It seems like we are meeting the needs of Highland on a practical level more so than being worried about how we stack up against Sacramento. Let's focus on Highland more so than comparing us to other cities.

Asha Bleier Dudek Consultant stated what we could do is work with staff to add more local context. The state is going to want to see those comparisons and those metrics.

Chair Hamerly stated I would be interested in that. How realistic are these points of access? Churches are a huge resource in every community, where people go when there is trouble, and churches are not listed. If we are identifying key resources within the community having the distances from any residents to the nearest church is still a resource, they can get to whether it is transitional housing, disaster response or a place of worship. I think identifying those distances is just as important as identifying parks and schools.

Assistant Community Development Director Stater stated that is an excellent point. It was the number one resource when we had floods in our city.

Commissioner Amaya stated Immanuel Baptist Church does have a disaster response team and there is training next month that I will attend.

Chair Hamerly stated regarding the urban heat island effect, that also is the discussion about the localized vehicular air pollution and carbon sequestration. If we are wanting to create shade that there is a lot of ways to do that and developing a pallet of trees that achieve drought tolerate that have a broad canopy.

Chair Hamerly stated regarding an evacuation the first-place people go for housing is usually the school and then churches and they should at least be listed as non-critical. I am questioning if schools are considered non-critical because if they are evacuation centers for fire or flood it seems like that is even more critical than City Hall. City Hall might be an emergency operation center where everything is staged, however the people are going to go to local school or church.

Assistant Community Development Director Stater stated we will make that adjustment.

Chair Hamerly stated fire and earthquakes are not listed under critical. Under the goal section, all the electric vehicles are important. If we look at the tools that are realistically available to the city, but that is not a planning document, it is on a macro level. Reducing the localized air pollution, the policy is almost self-fulfilling because we are saying we will comply with the building codes. Anything that gets built must pass Title 24 and they must

have dual glazed windows. On Policy 4.3 it states sandbags that are available for residents, something that is quicker and more effective is positive barriers. It is used in areas that are below a floodplain. On action item 7.2c on page 62 it encourages apartment building owners to participate in crime free multi-housing program. Is there a database for landlords and property managers to identify known gang members and does that trespass on right to privacy?

Community Development Director Mainez stated we have a database of our housing properties that have more than four units on the property. The crime free housing program requires property owners and managers go through training to screen their tenants. The Sheriff's Department has database on criminal activity, which is two separate things, however both databases is used to assist the property owner to ensure the property is safe living.

Chair Hamerly stated I am sure that the Sheriff's Department has those records, however I was inquiring if there is a policy where they cannot divulge those to non-qualified individual. For example, if someone goes to the Sheriff's Department asking if there is a gang member living next door to me and is this individual in this database? Is that something they have access to?

Community Development Director Mainez stated we have a program that is in contact with all property managers/landlords, the reason why we have developed this program is so that criminal does not hop from one unit to another, or another property. Now, this property owners have knowledge because he has been trained by the Sheriff's Department. This is to ensure we are living in a safe environment for our housing particularly our multi-family housing projects.

Assistant Community Development Director Stater stated apart of the answer is the tenant fills out an application through our city and can be asked to provide a disclosure to access that information from the Department of Justice or other organizations.

Chair Hamerly stated on policy 8.3 it states to develop more public art, which I crossed out fountains because it is a target for vandalism and sending a bad message for water efficiency. My recommendation is striking the fountains. If we had to prioritize between the public art or a plaza space creating a public garden or a community space it would have more public benefit than artwork.

Commissioner Miller stated Highland has some challenges as it relates to flooding. Most of the cities I work with have a master plan of drainage that outlines all their drainage facilities and identifies problem areas that lack capacity, historic issues, and I do not think our city has that. In lieu of having a master plan, it becomes difficult to understand where your weaknesses are if it has not been analyzed. We are asking a new development to analyze their drainage, however a lot of the times they are only analyzing the water leaving their site. For the city to be proactive would be to have a master plan and it would be helpful to understand the various risks throughout the city.

Assistant Community Development Director Stater stated we have policy 3.2 which is to build and maintain public infrastructure that collects and conveys stormwater and enhances water quality. We can add an action item 3.2 D to have City Council consider an updated master drainage program as a work program item.

Assistant Public Works Director Bennett stated there is a master plan of drainage somewhat dated and my concern when you mentioned that is the funding to make those facilities available.

Community Development Director Mainez stated we were required to submit the element to the state board of forestry, and in November 2021 they reviewed the document and it stated, "the most readable safety element they had seen so far". For the record I would like to point out the hard work from our consultant and Assistant Community Development Director Stater, they did a great job.

Chair Hamerly stated I agree.

Commissioner Amaya asked do we have statistics for the fifth cycle?

Assistant Community Development Director Stater stated yes, we do.

Chair Hamerly asked on goal number three are we targeting parcels to be rezoned for greater density?

Assistant Community Development Director Stater stated we are not; it is not necessary for this cycle to have the appropriate RHNA allocation.

Chair Hamerly stated under policy 5.3 it says create a continuum of care for those experiencing homelessness and Highland through establishing housing plan for homelessness including zoning districts, allowing emergency shelters, low barrier navigation centers, transitional housing, and permanent supportive housing. We have a goal and a policy, then we step on the third rail of nimbyism. How do we combat that with saying great idea, but not in my backyard? Is the city identifying certain zones, creating distances, buffers? How do we reach this aspirational goal in an equitable fashion and avoid the flaming arrows of when it comes to a public hearing?

Community Development Director Mainez stated again that is a good training topic. You are all suggesting things that we must develop through either an ordinance, resolution or changing the law at the state.

Chair Hamerly stated the document does discuss that certain of these things are entitled by right of zone in a business development district, but if it's seven or fewer persons, there's also discussion in here about the incentives as saying it's anything that's zoned for this within these things.

Community Development Director Mainez stated those are driven a lot by state law, that's changed. On this policy we're stating that we're going to amend our development code to make it clear that we're consistent with that law. We don't have enough time to change the law and change our codes quickly enough because we're mandated to have a certified element by a specific date and that's why it's worded like that.

Chair Hamerly stated my sense is that the state law is trying to eliminate the profession of Planner and Planning Commission.

Commissioner Sutorus asked if I buy a new house, if I move to the Mediterra development for example, and say I need an Americans with Disabilities Act (ADA)

home requirement built. I didn't know that that existed, but I spent \$50,000 of my parents' money to retrofit their current house in Highland to be ADA compliant. Is that something that developers offer?

Building Official Wirz stated I have heard of scenarios like that as a request of a developer prior to finishing the lot out. Within our Residential 3 single family lot, there's no applicable rules that must be complied too specifically.

Chair Hamerly stated in terms of the regulatory framework to facilitate special needs. Has the city ever studied the disaster guidelines, the FEMA standards, where it's quick response teams toward these type approvals, over the counter building permit fees or waived?

Assistant Community Development Director Stater stated what we did during the 2010 flooding we set up a center at the Jerry Lewis Community Center where we had FEMA, County of San Bernardino, and a variety of different governmental agencies there to help people navigate through that system. The Council took separate action, they declared a state of emergency and they established guidelines stating we will waive all building permit fees for any reconstruction within the footprint of the prior and no fees at all.

Chair Hamerly stated this is specifically towards goal number 5 and specifically towards adaptive for disabilities. It's basically an emergency needs, so there are standard details for accessibility for sinks, showers, doorways, ramps, and they just say we need one of these. I'm thinking in terms of the FEMA standard where these conditions exist, it's not declaring an emergency, it is a personal disability, and this house needs to be adapted to the residents personal needs. Then if they're using one of these standard details that's in every code manual, they'd say I need a shower.

Assistant Community Development Director Stater stated ok, so like a residential handout check list.

Chair Hamerly stated yes, handout. There is no permit, and you can start the process.

Commissioner Miller asked was that state of emergency verbally done during the City Council meeting? Do we have documentation other than the meeting minutes to illustrate that state of emergency?

Assistant Community Development Director Stater stated it was a local and state action because it was a regional problem. We were not the only ones, so there was a local resolution adopted and a state that we were recognized. The state actually adopted their own, but they recognized ours as well because that made our residents available to certain funding and processes that they wouldn't have otherwise if we had not declared the state of emergency.

Chair Hamerly stated on program #8, page 10 states the city will ensure those uses eligible by right of development will not be subject to any Conditional Use Permit (CUP) planned unit development permit, or other discretionary local government review. That's essentially saying that all those sites that have been identified as previously identified, housing sites that would be staff level review and it's automatically entitled by right of zone, even for multifamily?

Assistant Community Development Director Stater stated there's been a lot of discussion amongst the city, consultant, attorney on exactly what this means and how we adopt objective on several fronts on what that looks like. We can't add to the list of things we want them to do. Chair Hamerly is asking are we going to approve multifamily at the staff level and the answer is no, it's probably still going to come back here, but it's going to have a set of standards on the display.

Community Development Director Mainez stated this is referring to our high-density special overlay where we took out all our CUP requirements. We still are allowed design review. It's the land within the Golden Triangle.

Chair Hamerly stated yes, there was only one and it was Golden Triangle. So, they've already gone through it and that was the only high-density overlay?

Community Development Director Mainez stated there was a couple outside that area off Base Line and Victoria Avenue by the Interstate 210 freeway. We still must preserve that, and it is part of the inventory.

Commissioner Sutorus stated regarding the transportation, corridors and one note I wrote was micro buses as an alternative to low ridership areas. You will see a bus that's huge with one person on it. In City of Colton the Mayor is working with Omnitrans to get micro buses in certain parts of the city, and that's something that's coming on board. It is a huge cost savings, emission savings and just it's lot more effective for the areas of Highland that needs more transportation and more buses. The areas that really don't utilize it, it is a waste.

Chair Hamerly stated which program is this?

Commissioner Sutorus stated under Introduction to the Housing Element, Town Center, page 11.

Community Development Director Mainez stated some of those things are addressed in our circulation element, specifically Omnitrans, alternative vehicles, use of different routes and connections. I think that alternative is mentioned in there because we do work with Omnitrans as well, and they're trying to come up with some alternative ways of getting people out of their cars.

Chair Hamerly stated regarding Appendix A, the 5th cycle review, I thought this was informative because it's like a grading system of how well that program did.

Commissioner Sutorus stated I mentioned earlier alternatives as another option for the community to help with addressing low income struggling to pay their utility bills. They'll come in and install energy, solar and storage at no cost. This is a private nonprofit.

Commissioner Amaya stated on page 4, regarding code enforcement, will there be more Code Enforcement Officers hired in the future?

Assistant Community Development Director Stater stated this is a review of the last cycle, so two additional code officers were hired.

Commissioner Amaya regarding Appendix A under program implementation there's a lot of reference to the website. Do we keep any analytics or any website traffic in the last five years? It would be interesting to see how many of these programs, or how many people went there and viewed it.

Assistant Community Development Director Stater stated if we do, I don't know about it, but it's a great question for our IT person.

Commissioner Sutorus stated the City of Highland new website does provide that statistical data because you guys use the same website we have. The website tracks the analytics. Does Highland have emergency homeless shelters? It was mentioned on page 21 under review of programs addressing housing needs.

Community Development Director Mainez stated not in our city boundaries, but close by.

Chair Hamerly stated although the emergency shelter was one of the permitted uses by right of zone in the business development, so it could be there. Does that include temporary, or it has to be a permanent facility?

Community Development Director Mainez stated it is going to be all transitional or temporary.

Chair Hamerly stated program 5 under goal point 8.2, it's the Inclusionary housing and fees. Specifically, it's talking about the in-lieu fee of 37,150 per unit and under the evaluation, it shows we have \$596,000 in that fund evaluation. The funds will be used to construct new affordable units at Housing Authority property 90-110 affordable units on 3.75 acres. 100 units at 250 square feet, which would be the baseline of an efficiency units, basically a studio. At \$75, a square foot, which is a joke even for prefabrication, you're looking at 1.875 million. That is not even going to buy you a modular home or you're looking at \$18,750 a unit and for every one of those modular homes at 250 square feet.

Do we really want to be collecting in lieu fees when what we really need is housing stock?

Assistant Community Development Director Stater stated that's a policy decision that the Council considered when we originally adopted the Inclusionary Housing Ordinance and there was a very lengthy, probably 10 pages long analysis by our Redevelopment Agency Special Council and Urban Futures who is another consultant we have. The two compiled a very lengthy analysis and that number was close to \$80,000 then, years ago, however the Subcommittee and the City Council subsequently said a number that we are willing to accept as an in-lieu fee of \$3,750. They look at that occasionally to determine if they want to increase or decrease it.

Chair Hamerly stated if we really need to solve an issue and do it quickly, it's better to do it incrementally and pick a percentage, for example, 2% of your units must be either low, moderate or 5% have to be low. Pick a number. It's essentially a Development Impact Fee (DIF). The cost of 10 years from now, being able to develop that unit, whether the city is developing it or whether they're partnering is going to be two or three times that.

Assistant Community Development Director Stater stated it will and it's a difficult determination to make. We talked to developers and there is that percentage. It exists in

the code, so when they we look at the Inclusionary Housing Ordinance, you either build that 15% and it's divided into 5% and 10% to certain or pay the \$3,750.

Commissioner Amaya stated page 15 appendix B table 13, I found this table the most important tables out of the whole plan, and we have a goal of 2,513 homes. It states a household would have to have an annual income of roughly \$72,000 to purchase a home in the city. Obviously with the market that's driving this, so it's very expensive to purchase a home. What is realistic and what's going to happen because the market is going to stay like this.

Assistant Community Development Director Stater stated it takes a lot of subsidies to make covenanted affordable units happen.

Commissioner Amaya stated exactly.

Assistant Community Development Director Stater stated it is very competitive because we can't do it with just local funds. We need home, state, and federal monies to make any project work and that's why it's taken us so long to do anything with the land we have by Jeffrey Court.

Commissioner Sutorus stated I was glad to see that we weren't at 50% rentals and we're only at 35%, which is not bad. 65% homeownership I thought was good.

Chair Hamerly stated regarding substandard housing, and it has to do with the definition of dwelling unit. Elsewhere in the document, it identifies the four critical factors in dwelling units, food prep, restrooms, overcrowding, and affordability, but if it doesn't have kitchen or plumbing facilities, how can it technically be considered a dwelling unit?

Commissioner Sutorus stated I interpreted that section as we currently have some housing situations in Highland with that scenario.

Chair Hamerly stated that would be reasonable, but at some point, when it doesn't meet the technical definition of a dwelling unit, you can't have it considered a dwelling unit. You'd have to say you can't live here or you must do this to get it up to standard, but we can't count it as a dwelling unit on our city records.

Assistant Community Development Director Stater stated I think it would meet the definition of substandard housing.

Chair Hamerly stated basically there is 191 units somewhere in Highland that are not showing up elsewhere in the table to show here's the number of dwelling units, and they've got one or two people living in them.

Community Development Director Mainez stated it's just pointing out that this justifies some of our programs to continue our residential rental inspection program, and I'm sure that code enforcement is strong enough to make sure that people have decent housing to live in. This is making it clear to the public that there is there is a situation, it's real and substandard housing is something we will work on.

Chair Hamerly stated the vacancy rate for all units 5.7%. is low, which means that we're probably going to have a tough hill to climb on affordability because the market is going

to be driving prices higher if you're at 5.7% between ownership and rental. That is really constricted market, and this is 2018 data, I don't imagine it's gotten better. I would not be So that that to me was a shocking number.

Commissioner Miller stated on page 46, last paragraph, third sentence down states no water supply analysis was performed to determine whether available water resources are sufficient to meet water demand for the East Valley Water District (EVWD) under normal and emergency operations. It was determined that EVWD will have a total deficiency of approximately 18 million gallons per day of storage capacity and 13.4 million gallons per day for supply under the build out demand. So, this tells me that as we are growing we're running out of water resources, right?

Assistant Community Development Director Stater stated yes.

Commissioner Miller asked do we think EVWD Sterling facility is going to address all of those problems?

Assistant Community Development Director Stater stated that is a question for EVWD. I don't think our staff can answer that.

Community Development Director Maine stated this came right out of the 2019 Water System Master Plan that we reviewed from EVWD, and our consultant looked at it. That is where we are pulling the information from, and I think it does go back to the Natural Resource Center.

Assistant Community Development Director Stater stated we will look into that.

Commissioner Miller asked is that really right to allow growth to continue and then you are going to place more stringent standards on the existing residents in the city?

Assistant Community Development Director Stater stated I guess it is twofold. One is maybe the data isn't correct or updated so that we'll check with first. Secondly, we consider EVWD like we do other outside agencies. Part of our network so we don't allow development that they don't allow. They have to provide service; they are our provider.

Commissioner Miller stated it seems like our numbers are growing over the years in terms of expectations for growth or expected to grow more. Do we have the water to continue to support that growth and if we don't at what point do we need to start rethinking these numbers?

Assistant Community Development Director Stater stated EVWD has not indicated our general plan is out of compliance with what their future plans are.

Commissioner Miller asked is there active communication or that's discussed?

Assistant Community Development Director Stater stated yes there is.

Commissioner Miller asked do they give a letter for each development that they guarantee water for it?

Assistant Community Development Director Stater stated yes, especially for subdivisions but also for commercial development they're required to provide a will serve letter with our application. We will look into it.

Chair Hamerly stated if we look at the assigned acreage that's available and the total units that are allowable under that table for residential general plan land uses. This shows we have another 52,686 total units that could be built using the demographic data of 3.4 people per Appendix B. That means we could have a population of 179,132 at build out which is 327% of where we are now.

Assistant Community Development Director Stater stated it is talking about housing constraints in particular. It's not very good narrative.

Chair Hamerly stated I have never seen any population estimates for Highland at 180,000 people.

Community Development Director stated each one of those land uses has a density range.

Chair Hamerly stated I was using the density range on the low end, for example, the planned development 3,708 and it is 5 to 12 units per acre, and I plugged in 8.5 so I just took half of that, but that was a shocking number.

Community Development Director stated there's some zoning that is a legal nonconforming, or it is not the right density that's already built, so I'm just pointing out what are our cities divided in terms of land uses for residential? I don't think that accurately reflects the build out.

Assistant Community Development Director Stater stated oftentimes when we look at acreage and development potential, you use 80% or 70% to account for other infrastructure and improvements.

Chair Hamerly stated even your vacant available stock, you're showing some of those things like .04 on the property and you have one tiny house, and you have 5 acres.

Chair Hamerly stated the high-density zone, which is basically Greenspot Village if we are looking to satisfy RHNA numbers, and the latest discussion we had after the TREH Partners development, and Mr. Elssman got up and said that only leaves me like 100 units of remaining capacity. If we are trying to target maximum RHNA and the only high-density overlay zone we have is that piece of land. Is the city going to initiate a modification to the specific plan or a zone change amendment that would increase the capacity?

Assistant Community Development Director Stater stated we are not. His remaining capacity is 400 units and the overall plan, so there's 105 acres there. 800 acres was the maximum.

Chair Hamerly stated on page 39 under construction costs and construction labor shortage. In 2019, the second paragraph from the bottom, states national average for development costs per square foot for apartments, single family homes in 2019. That's

almost a completely useless paragraph because 2019 is so outdated and it's citing national averages.

Assistant Community Development Director Stater stated we will adjust it.

Chair Hamerly stated or eliminate it. If you're talking about a period from 2021 to 2029 by the time the plan is adopted, the figures going to be out of date.

Assistant Community Development Director Stater stated right, so I'm not sure we can completely eliminate it because we're trying to present what the constraints are and the construction costs.

Chair Hamerly stated then cite the construction conditions. Add labor shortages, lack of assembled materials, the supply of vacancy that's unbelievably low. The trend is that these units are going to get more and more expensive, and you could cite national or even regional inflation rate. Right now, inflation is running at 6.8% in the construction industry. Cite figures like that that paint the picture without getting specific, because by the time it's adopted, it's out of date.

Community Development Director Mainez stated we need to be specific on our resources to quantify. This one states according to the latest building evaluation data released in 2019. Mr. Chair, if you're seeing that there's other data out there that we can tap into and reference, we'll certainly use that.

Chair Hamerly stated my point is that the dynamic nature of pricing in the construction industry. We are getting bids that are valid for seven days because if you don't place the order for that material within that timeframe the next week it might be either not available or it might be 10% more. The pricing dynamic is such that you really don't have any reliability right now and that is why I'm saying it's risky to even put a cost per square foot figure in here. Cite the underlying factors, inflation figures, and I think that backs up your argument that there is a lot of factors impacting construction costs and that are impacting labor.

Commissioner Miller stated regarding page 23 section 1.6, point 3.3. states consistent with state law, all projects must demonstrate the ability to meet water, sewer, and drainage requirements consistent with the San Bernardino County Flood Control District comprehensive storm drain plan. I don't know if we want to add the local **MS-4** permit or the San Bernardino County Hydrology manual criteria.

Chair Hamerly stated interior walkway systems may have varying widths with a minimum width of four feet. We need to make sure we put in there that it's an unencumbered with the four feet, so if there are any guy wires coming down, a fire hydrant, or a transformer there and there are some locations in the city where it's unobstructed and it is not ADA compliant walkway. We need to make sure it is an unencumbered 4 feet.

Chair Hamerly stated Appendix D, affirmatively furthering fair housing analysis.

Commissioner Amaya on page 94, the summary of fair housing issues. This section mentions all the constraints and we had talked about fair housing before, but with the pandemic is exasperated a lot of issues, and it has racial economic segregation, renter

housing needs, and displacement concerns. The city only has so much they can do, and these are economic factors. Even with what's changed last two years with COVID-19 and its driven inequality, and a lot of these trends even further, so should there be a comment regarding that?

Assistant Community Development Director Stater stated we can make that statement.

Chair Hamerly stated even if the document is viewing COVID-19 as a temporary issue, that wouldn't impact the long term, I think that it has some lasting impacts about family dynamics and who's living in the houses and how far people are willing to commute. I saw a study today that they said that you know something like 4,000,000 people were leaving the job force because they didn't like the risk exposure and they just wanted to be spend more time with their families for whatever reason. Those are all dynamics that are impacting housing, so I don't know how we capture some of that, but your point is well taken that. I think under section four assessment of fair housing third paragraph down, I think that is a strong statement about the City of Highland. The three cases two were documented as failure to respond and one is documented as a non-valid issue and that's over the course of eight years. Under section 4.2 there seems to be a typo. It states affirmatively furthering fair housing involves overcoming patterns of segregation that foster inclusive communities. Anything that fosters inclusive communities I'm reading is a positive and this is saying involve overcoming patterns of segregation that promote inclusive communities, so I'm not sure what that's trying to say. It sounds negative when you're trying to make the case for integrating communities.

Assistant Community Development Director Stater stated yes, we can say that in a different way.

Chair Hamerly stated under section 4.2.6 there is a discussion that says thus persons with disabilities have a greater need for affordable housing as well as supportive services. I do not have a disagreement there, but I think the economic reality discussed about the cost of retrofit and they must spend a greater portion of their disposable income or available income on housing because of those adaptive needs. I think addressing that might open the door to additional solutions or programs to where we assist people with some means of retrofitting that would make the housing for people with disabilities more available. Also, on page 41 states with all racial ethnic groups, denial rates being within 4% of each other, as well as the MSA as a whole, there was no significant variance in rate of denial. I think that again speaks well of the City of Highland, where the mortgage abuses that have been documented with the housing crisis that Highland isn't having any discriminatory practices in lending. The discussion in 4.5, it is a macro level disagreement with the analysis because it is saying that housing should be in high resource and high opportunity areas, but Highland being a bedroom community that has approximately 20-25% of the jobs that would be necessary for every resident to have a job within the city. It does not seem like a realistic goal and most of the high growth opportunity areas is industrial manufacturing, and financial centers Highland does not really have those and where they do exist would be not appropriate for residential zoning. The access to opportunity isn't necessarily locating the housing where that opportunity or the high resource areas are, but it's providing the means to get there that's equitable, whether that's mass transit or ride sharing. It would be access to opportunity as opposed to creating the living units where that opportunity exists, because you're going to have planning conflicts.

Assistant Community Development Director Stater stated good point.

Chair Hamerly stated the data that's in those tables, figures 14A and 14B almost don't matter because more positive educational experience. If more positive is only 40% performing at expectations, it's not a more positive. On figure 18 access to transit, this perfectly illustrates my point earlier about the distance for biking. Half the city we are doing a pretty good job, but there's really big pockets of the city that if we extended that half mile radius out to two miles, we might cover 3/4 of the city with service. Figure 19 B it is saying opportunity for a healthy environment in the region and all of the mountain areas where everybody goes for recreation are seeing less positive environmental outcomes. This includes Arrowhead, Big Bear, Running Springs, and Crestline. Those are all negative areas. I don't know what the data is that they're analyzing there.

Commissioner Sutorus asked is this based on pollution?

Chair Hamerly stated it says opportunity for a healthy environment in the region and the discussion of access states it is important for physical and mental health. You have access to you know parks, recreation, outdoor activities, and voiding pollution and yet the mountains are where you would go to get that positive outcome and it's all orange.

Chair Hamerly stated appendixes site analysis and inventory, it is a very comprehensive list that was compiled. On table 9, it is a discussion of the estimated affordability of projected Accessory Dwelling Units (ADUs). The general comment on that is I am not sure how reliable it is to us to ascribe a certain level of rent or affordability to those. This is because a lot of ADUs are put in place by families for a family member. If we have the discussion and open it up and say the ADUs are for rental stock, then we also have to address the parking issues that wouldn't be on street parking they would have to be onsite parking. The ADUs depending on how they're constructed you do not have to provide additional parking or recapture a garage space. That becomes a complicated conversation.

Assistant Community Development Director Stater stated this was a big question for many cities and counties in the state. If you're going to mandate ADU laws, restrictions and no restrictions.

Chair Hamerly asked how does it solve the housing crisis?

Assistant Community Development Director Stater stated right, how do we assign a number to that? There were calculations made in agreements made, so you'll see that this number. This is the acceptable projection for the affordability numbers. Everybody as best as they could, has agreed upon these percentages. It is not specific to numbers in Highland other than our ADU projections, but the percentages are a regional issue.

Chair Hamerly asked does Highland have any program in place that would eliminate building ADUs for profit where you're using them for an Airbnb?

Assistant Community Development Director Stater stated there are limitations on that.

Chair Hamerly stated some cities have outright banned it.

Assistant Community Development Director Stater stated we have as well. 30 day minimum I believe

Community Development Director Mainez

That that's that. Those figures are based on a survey conducted by SCAG in 2020.

Community Development Director Mainez

Of 150 existing atus from April through June 2020.

Community Development Director Mainez

And that's that's in the text.

Community Development Director Mainez

As well, just just for the record.

Commissioner Sutorus

Did the approval with counsel go through for.

Commissioner Sutorus

The highland areas that were fire zoned fire hazards.

Commissioner Sutorus

Where we we talked about.

Commissioner Sutorus

Those weren't going to be able to have a D use because.

Community Development Director Mainez

Yeah, you ordered.

Community Development Director Mainez

Yeah that was approved by Council with some restrictions on the high fire severity zones, correct?

Community Development Director Mainez

That went through.

Speaker 3

OK.

Speaker 6

I just had one question OK.

Speaker 6

And it's right after Table 9 on page 39, just the summary page 39 summary capacity to accommodate the arena.

Speaker 6

Because there's a good table table 10 and just to make sure I'm understanding it correctly.

Speaker 6

Right there on page 39. The identification of these sites paired with the programs of the housing will ensure that city can realistically meet the arena targets at all income levels. That's if everything works perfectly. So on the table.

Speaker 6

I see the 2513.

Speaker 6

And then just to this is table 10.

Speaker 6

The vacant and underutilized site capacity that's been identified, correct, and everything there that the capacity is there.

Speaker 6

Is just.

Speaker 6

Realistically, of all the factors, all the other factors take into account.

Speaker 6

That probably won't happen unless everything were to work perfectly, but there's a capacity obviously with everything that was identified.

Speaker 6

The vacant lot.

Speaker 2

Well, we're hoping that some of those are developed to help us meet our arenas.

Speaker 2

Yes, yeah, the ones that are identified here that you're like, you're saying the capacity is available right right?

Speaker 6

But yeah, it's.

Speaker 6

The capacity is there.

Chair Hamerly

To get to the 24, it's saying all of them are going to be done. Get to the 24.

Speaker 2

Which is well.

Speaker 2

Right, yeah, which is what we have to identify, is the capacity correct?

Speaker 6

Yeah, that's a good, that's pretty.

Speaker 6

A lot.

Speaker 6

Of the pictures and the lots and everything the capacity is there's just not so much the will but can you?

Speaker 2

Work by our consultants to identify those a lot of work.

Speaker 6

Do a quarter of it.

Speaker 2

Right?

Speaker 6

That was a good tape.

Speaker 6

With corrections, but.

Community Development Director Mainez

That's a summary of Table 11, right?

Community Development Director Mainez

That's taking the table 11 and summarizes.

Speaker 6

Yeah, 'cause the zoning designation matrix would have been nice, but you can't put everything in there.

Speaker 2

Yeah, no, it's in 11, so and it's so it's a much longer we need to look at the zoning.

Chair Hamerly

Yeah, table 11 has everything.

Speaker 6

Yeah, it was a.

Speaker 6

Lot, yeah.

Speaker 2

And and Skagg did a similar exercise when they assign these numbers to us.

Speaker 6

That Southern California association.

Speaker 6

This is governance OK.

Chair Hamerly

Anything else on Appendix E?

Chair Hamerly

We have the pending CF Community engagement summary.

Chair Hamerly

Anything on that?

Speaker 6

I think we had the comment earlier about the for the future work.

Chair Hamerly

The methodology, yeah.

Speaker 6

Participation et cetera. But yeah.

Chair Hamerly

And we have the maps.

Commissioner Sutorus

I just had a quick.

Commissioner Sutorus

And I'm not sure if this was.

Commissioner Sutorus

Oh OK, it was just the way this sentence was written.

Chair Hamerly

Which appendix?

Commissioner Sutorus

CAP Marina it was the last sentence on Page 1.

Commissioner Sutorus

Just the way it read it says where you advertised.

Commissioner Sutorus

Well, nice skipping, I'm sorry.

Commissioner Sutorus

Did we get to?

Chair Hamerly

Ask yeah, yeah, we we completely blew through it because nobody had any comments so we can back up.

Speaker 2

You're right, you're in the right place.

Commissioner Sutorus

Only that the way it was worded, I felt like it was a run on.

See again.

Commissioner Sutorus

Sentence and there needed to be a period.

Speaker 2

So where is it at exactly?

Commissioner Sutorus

It starts the very last sentence on page one.

Commissioner Sutorus
It says this workshop was.
Commissioner Sutorus
Also noticed in.
Commissioner Sutorus
The newspaper website and Facebook on next door on the Flyers that were mailed to a list.
Commissioner Sutorus
Of the principle interested parties.
Commissioner Sutorus
And stakeholders, and I think there should be a period there.
Commissioner Sutorus
OK, this is to ensure all income groups were, you know.
Commissioner Sutorus
I just felt like that was.
Commissioner Sutorus
A really really.
Speaker 7
Long time, yeah.
Chair Hamerly
Well, the periods were replaced by semi colons, so yeah, it is a long sentence.
Commissioner Sutorus
Hey, this is anyways that was my only.
Commissioner Sutorus
And then I did write this, but I.
Commissioner Sutorus
This could have been different here.
Commissioner Sutorus
It was missing an attachment 4 on page 4 'cause it said attachment one below.
Commissioner Sutorus
But maybe it was added in here.
Chair Hamerly
No, oh, it's a copy of the PowerPoint.
Speaker 2
Exhibit A is a.
Commissioner Sutorus
Copy of the letter is provided to attachment one below.
Chair Hamerly
On page 4.
Commissioner Sutorus
But I didn't see a letter since.
Chair Hamerly
That was exhibit A on this packet, and so each exhibit was stapled.
Chair Hamerly
ABC were all stapled separately after Appendix F.
Commissioner Sutorus
OK so I missed that.
Speaker 2
A little bit at order.

OK.

Chair Hamerly
OK, so exhibit A.
Chair Hamerly
These are the results of the survey.
Chair Hamerly
Any comments on the survey?
Chair Hamerly
Yeah, one of the things that really stood out to me. Only three point seven 3.57% of the participants were renters.
Chair Hamerly
So it's basically a third of the city didn't even get represented, so I think if we can improve on that for for subsequent outreach that would go a long way towards helping our data collection.
Community Development Director Mainez
Is this the survey that we completed that you sent an email out that we should get on and and complete?
Speaker 2
Exactly the same one.
Commissioner Sutorus
I also I was called.
Commissioner Sutorus
And surveyed over the phone.
Speaker 2
Yeah, they were.
Speaker 2
They did there with both.
Commissioner Sutorus
No, I don't remember why.
Speaker 2
I think.
Commissioner Sutorus
Maybe I signed up online.
Speaker 2
We just agreed to to do it, yeah.
Commissioner Sutorus
I project.
Commissioner Sutorus
And it's funny because I work for a city, so when they ask me questions it's very difficult because I know the cost of things.
Commissioner Sutorus
So when they said, could you use enough more libraries where you live and you know we could?
Commissioner Sutorus
But my gosh that project was like a miracle.
Commissioner Sutorus
It was millions of dollars and that will never happen again.
Commissioner Sutorus
To have that kind of funding so.
Commissioner Sutorus
Yeah, we could use all this extra stuff after, but the cost of that I know is unrealistic for a city to say I'm going to be able to do that.

Commissioner Sutorus
Your active transportation plan.
Commissioner Sutorus
I know my active transportation plan will take me 20 years getting grants one a year.
Commissioner Sutorus
You know to finish that plan, but by then it would have changed.
Commissioner Sutorus
So it's all cities struggle with funding and.
Commissioner Sutorus
So it's hard to answer when you're.
Commissioner Sutorus
Like I don't know.
Chair Hamerly
Comments on exhibit A.
Chair Hamerly
And Exhibit B was the PowerPoint presentation.
Chair Hamerly
And I think this is just bullet points that were.
Chair Hamerly
That resulted in exhibit A.
Chair Hamerly
And then exhibit C.
Chair Hamerly
Same thing, illustrating some of what was already in the packet.
Chair Hamerly
Jim comments on that.
Community Development Director Maine
We'll see.
Chair Hamerly
And then lastly.
Chair Hamerly
Undesignated fold out.
Chair Hamerly
Too small for me to read.
Chair Hamerly
So no comment, but they all look like they're completed.
Speaker 3
Perfect.
Chair Hamerly
There's a couple in progress, I think, yeah.
Chair Hamerly
OK, we made it through the entire packet.

In one night.
Commissioner Sutorus
Any final I would like to entertain a motion.
Chair Hamerly
Then we adjourn and go to sleep.
Chair Hamerly
OK, so you're entertaining motion.
Commissioner Sutorus

Staff recommends the Planning Commission adopt resolution number 2021 dash.

Speaker 2

2022

Chair Hamerly

Point of order should this be 2022?

Speaker 2

002

Commissioner Sutorus

Recommending the City Council approved General planned amendment number GPA 21 DASH 0032 a adopt the 6th.

Commissioner Sutorus

Cycle housing element for the eight year planning period of 2021 to 2029 B adopt the updated public health, safety and environmental justice element.

Commissioner Sutorus

Adopt an amendment to the circulation element, deleting 2 St extensions and D adopt A negative declaration and direct staff to file a notice of termination with the city clerk of the Board of Supervisors.

Commissioner Sutorus

And state clearing houses.

Chair Hamerly

We have a motion.

Chair Hamerly

Is there a second a second?

Chair Hamerly

OK, OK.

Chair Hamerly

Is this going?

Chair Hamerly

To be GPA twenty 1003.

Chair Hamerly

Or is it a 22 also?

Speaker 2

No, it'll still be 21 OK.

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution No. 2021-___ recommending the City Council approve General Plan Amendment No. GPA 21-003 to:

- a. Adopt the Sixth (6th) Cycle Housing Element for the 8-year planning period of 2021-2029;
- b. Adopt the updated Public Health, Safety and Environmental Justice Element;
- c. Adopt an Amendment to the Circulation Element deleting two (2) street extensions; and

d. Adopt a Negative Declaration and direct Staff to file a Notice of Determination with the Clerk of the Board of Supervisors and State Clearinghouse.

ANNOUNCEMENTS

The next Planning Commission meeting is scheduled December 7, 2021.

Community Development Director Mainezy discussed with the Planning Commissioners their thoughts on the option of only having one public meeting a month instead of two.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 7:36 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission